

\$765,800 - 35 Macewan Park Circle Nw, Calgary

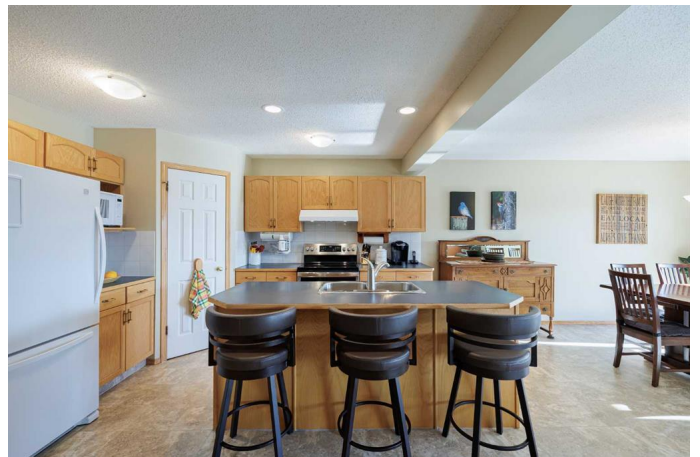
MLS® #A2166312

\$765,800

5 Bedroom, 4.00 Bathroom, 1,995 sqft
Residential on 0.11 Acres

MacEwan Glen, Calgary, Alberta

You won't find a gem like this every day!
Amazing opportunity for a large family or multi-generational living. This fully finished 4 + 1 bedroom walkout 2 storey home with full illegal suite in the basement is located on a quiet, family friendly street. The front porch is charming, and upon entering you will find pride of ownership throughout and a fantastic layout for family life or entertaining. The welcoming front entrance is the first thing you will notice in this lovely home, which leads to a den and family room (currently both spaces are being used as home offices), as well as open kitchen dining area. The kitchen offers great prep and storage space, and features a pantry and island which lead directly into your breakfast nook. The large adjacent living room comes complete with wood burning fireplace which adds warmth and ambiance. Just off your eating area, you will enjoy the glass sliders out to your deck, which is perfect for family and friend gatherings. Moving upstairs, you will enjoy the large primary suite with 3 piece ensuite including walk in shower, and three additional bedrooms and a full 4 piece bathroom - perfect for a large family. The amount of flexibility this property offers is astounding with all the space it offers!
Downstairs you will enjoy the illegal suite which is perfect for extended family living, and which boasts new carpet and paint, kitchen with eat up island, dining room, living room (with cozy gas fireplace), bedroom and another 3 piece bath. The under tile heating in



the lower bathroom and dining room ensure you will feel cozy all year through! It truly is the perfect multi generational home as there is a private entrance to the illegal suite from the walkout, and lots of large windows - ensuring there is plenty of natural light and for added convenience and access to the patio at the back of the property, where the fence was recently replaced. The current owners are impeccable in their maintenance, which is revealed in the custom finished garage floor, the new front sidewalk last year, new furnace in 2024, and newer hot water tank. This property is in an excellent location, with great access to Nose Hill Park, public transit, schools and shopping, and convenient access to major routes and the airport. Book your showing today - it isn't very often a home as well cared for and functional as this one comes along!

Built in 1992

Essential Information

MLS® #	A2166312
Price	\$765,800
Sold Price	\$755,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,995
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Macewan Park Circle Nw
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Subdivision	MacEwan Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4A2

Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, RV Access/Parking, Parking Pad

Interior

Interior Features	Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Wood Burning, Basement, Gas Starter, Glass Doors
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	September 29th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bravo Realty

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