

# \$725,000 - 39 Macewan Glen Way Nw, Calgary

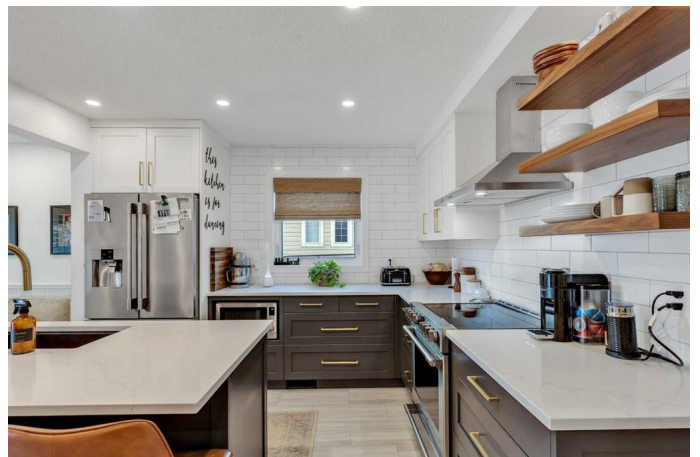
MLS® #A2196618

**\$725,000**

3 Bedroom, 3.00 Bathroom, 1,587 sqft  
Residential on 0.09 Acres

MacEwan Glen, Calgary, Alberta

Location, Location, backing onto ravine with south exposure, this location does not come up very much in Macewan. This home shows pride of ownership & offers numerous upgrades & features which include: walkout basement, oversized single attached heated garage 29' 8" X 12'9", windows all new in 2018 except garage window & 1 small bsmt. window, new Kitchen and powder room by professional renovations Gemini Group in 2021, quartz counters, top of the line stainless steel appliances, new shingles just installed Feb. 22, 2025, new furnace & A/C in 2019, all new siding 2024, new garage overhead door 2024, new carpet on stairs 2023, gemstone exterior lights installed 2023, new flooring in living & dining room 2016, reverse osmosis installed 2024, over 2350 sq ft of developed living space, 3 bedrooms, 2.5 bathrooms, vaulted ceilings, propane gas table on deck & so much more. The main floor features a vaulted living & dining room, 2pc bathroom, stunning kitchen with island & a family room with wood burning fireplace & patio doors that lead to the deck that over looks the ravine. The upper floor features a 4pc bath & 3 good size bedrooms. The primary bedroom offers a walk in closet, full ensuite & patio doors that lead to the upper private deck that also over looks the ravine. The lower walkout level features a family room, storage room, laundry room & a games area. The yard features the deck, patio & area for a hot tub. Located on a quiet street close to Nose hill park, green



spaces, shopping, bus, schools & all other amenities. Click on link to view 3D walk through.

Built in 1986

### Essential Information

MLS® #	A2196618
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,587
Acres	0.09
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	39 Macewan Glen Way Nw
Subdivision	MacEwan Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3k 2G6

### Amenities

Parking Spaces	2
Parking	Heated Garage, Oversized, Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Smoking Home, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, See Remarks, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 23rd, 2025
Days on Market	19
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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