

**200 Macewan Glen Drive NW  
Calgary, Alberta**

**MLS # A2237220**



**\$589,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | MacEwan Glen                                |               |                   |
| <b>Type:</b>     | Residential/House                           |               |                   |
| <b>Style:</b>    | Bi-Level                                    |               |                   |
| <b>Size:</b>     | 1,039 sq.ft.                                | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad                     |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Lawn, Rectangular Lot |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Vinyl                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Laminate Counters, No Smoking Home |                   |      |

**Inclusions:** Outdoor Shed

Location Location Location! Welcome Home to MacEwan Glen, one of NW Calgary's most desirable and family-friendly communities—renowned for its mature trees, scenic walking paths, and close proximity to Nose Hill Park. This beautifully updated 4-bedroom, 2-bathroom bi-level home is a perfect opportunity for first-time home buyers or savvy investors looking for a move-in-ready property in a well-established neighbourhood. Step inside to a bright, open concept layout and functional main level, featuring a spacious living room updated with newer vinyl plank flooring and trendy black fixtures throughout, dedicated dining area, and a refreshed Chef's kitchen featuring white cabinets, stainless steel appliances and a convenient breakfast bar, great for everyday meals or hosting family and friends. You'll find two well-sized bedrooms, including a generous primary suite with a walk-in closet and private flex space—perfect for a nursery, home office, or reading nook. The second bedroom works wonderfully as a kids' room, guest suite, or study, providing versatile living options for families or shared spaces. Both the main level and basement include full 4-piece bathrooms, offering extra convenience for multi-generational families, roommates, or guests. Downstairs, the fully developed walk-out basement adds great versatility, with two additional bedrooms, a welcoming rec room with a wood-burning fireplace, a full laundry room, and direct access to the backyard and Walkout deck—offering seamless indoor-outdoor living. Step outside to the walkout and freshly painted Oversized Sun Deck, where you can relax or host summer BBQs while enjoying serene views of the surrounding nature. This Stunning Gem also includes an outdoor storage shed, two rear parking pads, and plenty of street parking—ensuring there's

always space for guests or tenants. Located just minutes from top-rated schools, Nose Hill Park, walking trails, playgrounds, and the everyday amenities of Beddington and Country Hills, this incredible home delivers the perfect blend of tranquility and convenience. Don't miss this opportunity—book your showing today and see all that this immaculate well maintained home has to offer. Shows 10 out of 10!