

**66 Macewan Ridge Place NW  
Calgary, Alberta**

**MLS # A2253463**



**\$669,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | MacEwan Glen                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bungalow                                                                   |               |                   |
| <b>Size:</b>     | 1,298 sq.ft.                                                               | <b>Age:</b>   | 1990 (35 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage      |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular |               |                   |

|                    |                             |                   |      |
|--------------------|-----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -    |

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)

**Inclusions:** shelf above master bed

[OPEN HOUSE SAT 1-4] This beautifully updated four-bedroom bungalow offers over 2,450 sq. ft. of living space in a prime northwest Calgary location. With Echo Park's mature trees and walking paths right in your backyard—and a picturesque ravine across the street—the setting is ideal for nature lovers who still want city convenience. Inside, the large foyer opens to a bright, open-concept floor plan with abundant windows that bring the outdoors in. The kitchen features a generous island with seating for four, updated appliances, a pantry and seamless flow into the dining and living areas—perfect for gatherings. The primary suite is a private retreat with a walk-in closet and spa-like ensuite featuring barn doors, a freestanding tub, and a walk-in shower. Two additional bedrooms and another bathroom complete the main level. The fully finished lower level expands your living space with a large recreation room, fourth bedroom with walk-in closet, renovated full bath, and a spacious laundry room with excellent storage. The utility room offers even more storage and future development potential. Outdoors, enjoy a fenced, landscaped south-facing backyard with a dura deck, enclosed under-deck storage, and direct access through your back gate to Echo Park's green space and walking paths. The insulated double garage adds year-round convenience. Recent upgrades include renovated kitchen and bathrooms, new flooring, exterior stucco and interior paint, basement development, Poly-B removal, hot water tank (2019), high-efficiency furnace (2023), and central A/C. Steps from Nose Hill Park's extensive trail network, close to schools, sports fields, playgrounds, and transit, with easy access to Stoney and Deerfoot Trail. Shopping is nearby at Beacon Hill Centre and Country Hills Village. This is a rare opportunity to

enjoy green space both in front and behind&mdash;urban living with a natural backdrop.