



**164 Macewan Park Circle NW
Calgary, Alberta**

MLS # A2306300



\$659,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,746 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

Nestled in an established and highly desirable MacEwan community, this thoughtfully updated home combines everyday livability with meaningful long-term upside. The main floor features hardwood floors, a cozy family room with fireplace, and an open kitchen with granite countertops, stainless steel appliances, island, and corner pantry. Formal living and dining areas plus main floor laundry add everyday convenience. Upstairs offers a flexible office space and three spacious bedrooms, including a primary suite with full ensuite and walk-in closet. The fully developed basement includes a large recreation area, a completed fourth bedroom, full bathroom, and ample storage—ideal for growing families or added rental potential. Enjoy a sunny south-facing backyard with a multi-level deck and mature landscaping. Recent upgrades include central A/C (2021), hot water tank (2017), newer furnace, and a hail-resistant roof (2025) Fresh Paint (2026). Conveniently located near parks, schools, transit, and just minutes from Nose Hill Park, this home presents an excellent opportunity for both homeowners and investors.