



**84 Macewan Glen Way NW  
Calgary, Alberta**

**MLS # A2307010**



**\$575,000**

<b>Division:</b>	MacEwan Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	922 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Level, Low Maintenance Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** n/a

Welcome to a home that truly surprises from the moment you walk through the front door. With over 1,800 sq. ft. of beautifully developed living space, this thoughtfully updated 4-level split offers the perfect blend of space, comfort, and flexibility for growing families while also offering a rare opportunity for both comfortable living and income potential. The bright, open-concept main floor is ideal for everyday living and entertaining, featuring a stunning newly renovated kitchen with granite countertops, stainless steel appliances, and modern finishes. The home has been freshly painted in bright, happy neutral tones, creating a warm and inviting feel throughout. Designed with real life in mind, this home offers two separate living areas, giving everyone their own space to relax. Whether it's a playroom for kids, a hangout for teens, or a cozy movie night downstairs, the layout adapts to your family's needs. The private lower-level primary retreat offers a peaceful escape with its own 4-piece ensuite, while two additional bedrooms upstairs are perfect for kids or guests. Thoughtful touches like custom laundry shelving, along with major updates including a high-efficiency furnace, hot water tank, and brand new siding and shingles, mean you can move in with confidence. Step outside to enjoy both a welcoming new front patio and a spacious back deck—perfect for summer evenings, BBQs, and family time. The oversized double garage provides plenty of room for vehicles, bikes, and all the gear that comes with an active lifestyle. Located just one block from Nose Hill Park and close to schools, this home offers an unbeatable combination of nature, community, and convenience. This is the kind of home your family can truly grow into.