



**232 Macewan Ridge Close NW
Calgary, Alberta**

MLS # A2315923



\$635,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,567 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, No Back Lane, Rectangular Lot, Str		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Open house on Sunday June 14th (2:00-4:00) pm. Beautiful and well-maintained 2-storey home in a highly desirable location! The main level features gleaming hardwood floors, a spacious living room, formal dining room, bright kitchen with breakfast nook, and a cozy family room with fireplace—perfect for everyday living and entertaining. Upstairs offers a generous primary bedroom complete with its own full ensuite, along with two additional good-sized bedrooms and a full bathroom. The fully finished basement provides extra living space ideal for a recreation room, home office, gym, or guest area. Double attached garage for added convenience. Enjoy the large southwest-facing backyard, fully fenced and landscaped—perfect for relaxing, gardening, or entertaining outdoors. Newer furnace 2024 - Newer shingles on the roof 2025 - Recent plumbing upgrade to replace all Poly-B plumbing 2026. Conveniently located close to schools, shopping centers, public transportation, parks, and many other amenities. A fantastic family home with great value and location!