



**11 Macewan Park Heights NW
Calgary, Alberta**

MLS # A2316477



\$459,900

Division:	MacEwan Glen		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Garage Door Opener, See Remarks, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 545
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, See Remarks		

Inclusions: 2nd Fridge Downstairs, china cabinet & Dining Room Table

Welcome to Horizon Village in MacEwan Glen, a highly sought-after 55+ villa bungalow community offering maintenance-free living in a quiet, well-managed complex of just 45 homes, each with an attached garage. Enjoy the freedom of no snow shoveling or lawn maintenance while taking advantage of a vibrant community atmosphere and an active social calendar. This bright and beautifully maintained bungalow features a functional floor plan with 2 bedrooms on the main floor, 2 full bathrooms, main floor laundry, and a fully developed basement. With natural light, the spacious living and dining areas provide plenty of room for entertaining, and the kitchen offers ample cabinetry, generous counter space, large eating with large windows and patio doors leading to a Screened in deck perfect for relaxing outdoors bug free and enjoying the beautifully landscaped green space. Works very well for the furry friends as well. The primary bedroom is generously sized and features with convenient access to the updated 3-piece main bathroom. A second main-floor bedroom provides flexibility for guests, hobbies, or a home office. The fully finished basement expands your living space with a large family/recreation room, with 3-piece bathroom with a walk-in shower, and a substantial storage area ideal for a workshop, hobby room, or seasonal storage. Residents enjoy access to an excellent clubhouse featuring a kitchen, social and games rooms, pool table, shuffleboard, ping pong, and gathering spaces for community events including potlucks, card nights, bingo, and private functions. Conveniently located close to shopping, public transportation, parks, pickleball and tennis courts, and major roadways, this exceptional home offers the perfect combination of comfort, convenience, and community living. Move-in ready and offering an outstanding lifestyle in

one of Northwest Calgary's most desirable adult communities.