



GRASSROOTS
REALTY GROUP

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**43 MacEwan Park Heights NW
Calgary, Alberta**

MLS # A2323634



\$449,900

Division:	MacEwan Glen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,238 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 612
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: N/A

Welcome to Horizon Village, one of Calgary's most sought-after 55+ adult living communities. This beautifully maintained end-unit bungalow offers the perfect combination of comfort, convenience, and low-maintenance living. Freshly painted throughout, this bright and inviting home features a functional open-concept layout with a spacious living and dining area centered around a cozy corner gas fireplace. The kitchen and breakfast nook are filled with natural light and offer direct access to the sunny west-facing deck, complete with an awning for added comfort on warm summer days. The main floor includes a generous primary bedroom with a walk-in closet, a second bedroom, convenient main-floor laundry, and a beautifully renovated 4-piece bathroom. Downstairs, the fully developed basement provides excellent additional living space with a large family room, a third bedroom with a non-egress window, an updated 3-piece bathroom with an oversized shower, and an abundance of storage space that could easily accommodate a workshop, hobby area, or seasonal storage. Significant upgrades provide peace of mind, including newer windows throughout, a fully renovated main bathroom, and complete Poly-B plumbing remediation. The attached garage adds everyday convenience, while the end-unit location offers additional privacy and natural light. Residents of Horizon Village enjoy access to a vibrant clubhouse featuring social rooms, a kitchen, and a variety of community activities including card games, bingo, potlucks, pool, and private events. Ideally located close to shopping, public transportation, parks, and major roadways, this move-in-ready home offers an exceptional opportunity to enjoy an active and carefree lifestyle in a welcoming adult community. Pets are permitted with board approval.

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