



GRASSROOTS
REALTY GROUP

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32 Macewan Park Link NW
Calgary, Alberta

MLS # A2333588



\$514,888

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,022 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	None, Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: none

Welcome to this charming detached bungalow in the highly desirable community of MacEwan Glen! Beautifully maintained and thoughtfully updated, this move-in-ready home offers a fully finished basement and numerous recent renovations, including a new roof, furnace, hot water tank, windows, flooring, doors, and appliances. A new large front window fills the inviting living room with natural light, creating a warm and comfortable space for relaxing or entertaining. The main level also features a dedicated dining area, a functional kitchen designed for everyday convenience, three generously sized bedrooms, and a full bathroom—offering the ease of single-level living. The fully finished basement significantly expands the home's living space with a spacious recreation and games room, a versatile flex room, a second full bathroom, laundry and utility area, and ample storage. Whether you envision a home theatre, fitness area, office, hobby room, or guest accommodations, this lower level offers exceptional flexibility to suit your lifestyle. Step outside to enjoy the rear deck—perfect for summer barbecues or relaxing evenings—while the mature front yard provides beautiful curb appeal, shade, and added privacy. Ideally located in the established community of MacEwan Glen, this home is just steps from a major park and offers quick access to Shaganappi Trail, 14 Street NW, and Country Hills Boulevard, making commuting and daily errands a breeze. With extensive updates, generous finished living space, and an unbeatable northwest Calgary location, this home is an outstanding opportunity for first-time buyers, growing families, or those looking to downsize without sacrificing comfort.