



GRASSROOTS
REALTY GROUP

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

MLS # A2333762



\$499,900

Division:	MacEwan Glen		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 561
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CGd44
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Window Coverings, Stairlift, BBQ, Garage Shelves, Basement Fridge

Are you looking for an end-unit villa with everything you need on one level? How about a double garage villa with NO poly-b in a 55+ area, and many upgrades! You could enjoy a whole new lifestyle at HORIZON VILLAGE! This ADULT LIVING (55+) community at Macewan Park Heights NW is ready to welcome you! No more shoveling the driveway or starting up a lawnmower! Maybe it's time to travel? Or maybe some new friendships at home. Visit 'MACEWAN MANOR', the community CLUBHOUSE, which is located just around the corner from this villa (with a kitchen, large eating area for POT LUCKS, reading area, GAMES area, and even an elevator to the lower level)! There is an active social calendar at Macewan Park Heights, even a literal 'Social Committee'. That's taking fun seriously :) Now, let's talk about this villa itself! I'm guessing you will love this END-UNIT villa-style bungalow with a DOUBLE ATTACHED GARAGE. The garage is INSULATED, DRYWALLED AND PAINTED with EPOXY FLOORING! Welcome to 'single-level living'. Here you will find EVERYTHING YOU NEED ON ONE LEVEL, and basement development as a bonus! FANTASTIC FLOORPLAN! You will love preparing delicious meals for your guests in this BRIGHT AND SUNNY KITCHEN (with a large front window plus a side window over the sink). Enjoy breakfast in your eating nook at the front of the kitchen OR serve your guests in a spacious dining room at the opposite end of the kitchen! Very open dining and living room area, with direct access to the back deck! Nice outdoor shade and privacy! LIST OF IMPROVEMENTS OVER THE YEARS: Appliances, High-Efficient Furnace, Garage Door, Downstairs Shower, Deck Gate, Central Air, Hot Water Tank, Windows, Interior Trim, Gas Line for BBQ, Light Fixtures, Toilets, Taps, Kitchen Cabinets, Closet Racks, Privacy Wall

On Street-Side of Deck, Garden Doors to the Deck, and Ceiling Texture. That's quite a renovation list that you can simply enjoy!! More updates: New dishwasher - 2017, New front door - Around 2020, New washer and dryer 2023, and a new stove in 2023. More about the FLOOR PLAN: The main level has two bedrooms (or a bedroom and office). You will enjoy the OPEN FLOORPLAN and nice GARDEN DOORS to your private elevated deck. The primary bedroom is very spacious and has double closets leading to your ensuite/main bathroom (accessible from hallway or bedroom). MAIN FLOOR LAUNDRY! Beautiful durable flooring through most of the main level. Downstairs is another bedroom, a full bathroom, a large rec room and plenty of room for storage! The utility room has a utility sink. Would you enjoy CENTRAL AIR CONDITIONING for comfortable sleeps on warm summer nights? The back deck has aluminum railing, privacy wall and stairs to grade. Incredible value here! Call today to view this amazing villa.