



GRASSROOTS
REALTY GROUP

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11 Macewan Park Heights NW Calgary, Alberta

MLS # A2339194



\$449,900

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: Fridge down stairs, Freezer

**** Open House Saturday October 3rd 2:00 - 4:00pm **** 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 only 45 homes, each with an attached garage. Enjoy a carefree lifestyle with no snow shoveling or lawn maintenance, along with a vibrant community atmosphere and active social calendar. This bright and beautifully maintained bungalow features a functional layout with two main-floor bedrooms, two full bathrooms, main-floor laundry, and a fully developed basement. Natural light fills the spacious living and dining areas, creating an inviting setting for entertaining. With this floor plan, the primary bedroom is perfectly situated to be very private & quiet. The 2nd bedroom also can be used for an excellent office / den. The kitchen offers ample cabinetry, generous counter space, and a large eating area with oversized windows. Patio doors lead to a wonderful screened-in deck—perfect for relaxing outdoors, enjoying the beautifully landscaped green space, and staying comfortable and bug-free. The outdoor space is also well suited for furry friends. The generously sized primary bedroom provides convenient access to the three-piece main bathroom. A second main-floor bedroom offers flexibility for guests, hobbies, or a home office. The fully finished basement expands the living space with a large family or recreation room, a three-piece bathroom with walk-in shower, and substantial storage space ideal for a workshop, hobby room, or seasonal items. 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, and major roadways, this move-in-ready home offers an exceptional combination of comfort, convenience, and community living in one of Northwest Calgary's most desirable adult communities. **Poly-B removed**.