



GRASSROOTS
REALTY GROUP

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55 Macewan Park Way NW
Calgary, Alberta

MLS # A2339225



\$489,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,084 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Deep Freezes are negotiable

DETACHED UNDER \$500,000 | FLARED PIE LOT | FOUR BEDROOMS | TWO FULL BATHROOMS | Room to park. Room to plan! On a quiet street in MacEwan Glen, this bungalow brings together a practical layout, a useful piece of land and options for what comes next. The flared pie lot is a big part of the story, particularly if you have extra vehicles, an RV or plans that need some outdoor space. Three rear parking pads provide room to keep those vehicles at home. The backyard also has a large deck, lawn, mature trees and a firepit. There's space for dinner outdoors and an evening around the fire. Prefer more backyard than parking? Reworking that balance is another possibility to explore. Inside, the bright main floor keeps things straightforward. A large living room offers space to settle in, while the updated eat-in kitchen has plenty of cabinet storage and room for a full-sized dining table. Three bedrooms, including the primary, sit together on this level and share a renovated four-piece bathroom. Downstairs, the finished basement adds a large recreation room, a fourth bedroom and another full bathroom. The layout offers useful separation for shared living, overnight guests or a dedicated hobby space. A movie setup can have its own place downstairs. Laundry and generous storage complete the lower level. There is also longer-term potential to consider: a triple-car garage on the lot or a future secondary suite in the basement. Both are subject to municipal approval, and required permits. Beyond the property, Nose Hill Park offers hiking trails, native grassland and designated off-leash areas. The Sandstone MacEwan Community Association supports seasonal skating rinks, a community garden and local events. Detached ownership, room to share and land with practical uses: a straightforward starting point in an established northwest community. Book a

showing today.