



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

229 Macewan Glen Drive NW
Calgary, Alberta

MLS # A2346243



\$599,999

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,193 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Other, Private, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: n/a

Welcome to this charming 4-level split in the established and desirable community of MacEwan Glen, just a 5- minute walk to Nose Hill Park! Offering nearly 1,200 sq. ft. above grade plus a one-bedroom illegal basement suite, this bright and functional home offers comfortable living spaces and a layout well suited for multigenerational living. The welcoming foyer with a convenient closet leads into the main living area, where The bright living room features vaulted ceiling and charming bay window that adds character and fills the space with natural light, along with beautiful Brazilian cherry hardwood flooring and a wood burning fireplace, creating a warm and inviting space to gather, unwind, and enjoy time with family and friends. The living room flows seamlessly into the spacious dining and kitchen area, creating an inviting space for everyday living and entertaining. The third level offers three comfortable bedrooms and two full bathrooms, including a private ensuite in the primary bedroom. Brand-new carpet throughout adds a fresh, comfortable feel, while the additional bedrooms offer flexibility for family, guests, or a home office. A separate entrance provides access to the one-bedroom illegal basement suite, offering additional private space that works well for extended family and guests. The walk-up basement opens directly onto the sunny west-facing outdoor space, creating a natural extension of the home’s living area. A brand-new rear deck provides the perfect spot to relax, entertain, enjoy summer BBQs, and soak up the afternoon and evening sun. Home has been recently updated, providing added comfort and peace of mind for years to come. Recent updates include a newer ROOF , SIDING, GUTTERS and FASCIA (2025), newer FURNACE (2024), brand-new HOT WATER TANK (2026), brand-new CARPET, fresh paint throughout, and a brand-new

REAR DECK.(2026) Ideally located in northwest Calgary, MacEwan Glen is surrounded by nature while offering easy access to everyday amenities. Nose Hill Park is just a 5-minute walk away, with countless opportunities for walking, hiking, and biking. Schools, playgrounds, pathways, shopping, restaurants, and major roadways are also close by. Mature trees and quiet streets add to the appeal of this welcoming established neighbourhood.