

92 Macewan Park Road NW
Calgary, Alberta

MLS # A2231969



\$624,900

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Soaking Tub		

Inclusions: None.

Lovely updated 3+1 home in MacEwan Glen offering over 1900 sq ft of developed living space plus a sunny south back yard. The main level presents living & dining areas & kitchen with crisp white cabinets & stainless steel appliances including newer dishwasher. There are also 3 good-sized bedrooms & a 4 piece bath on the main level. Basement development features new carpet, family & recreation rooms, a fourth bedroom, 3 piece bath & laundry facilities. Other notable features include fresh paint throughout (2023), all new carpet (2025) & newer hot water tank. Exterior updates include Hardie board siding & windows (2014), new shingles on house (2021) & front exposed aggregate stairs added in 2022. Also enjoy the sunny south back yard with large patio area & access to the double detached garage. Located close to parks, including scenic Nose Hill Park, schools, shopping, public transit & easy access to 14th Street, Country Hills Blvd & Shaganappi Trail. This home is perfect for an income investment or young family. Immediate possession is available!