

# \$759,900 - 64 Macewan Park Rise Nw, Calgary

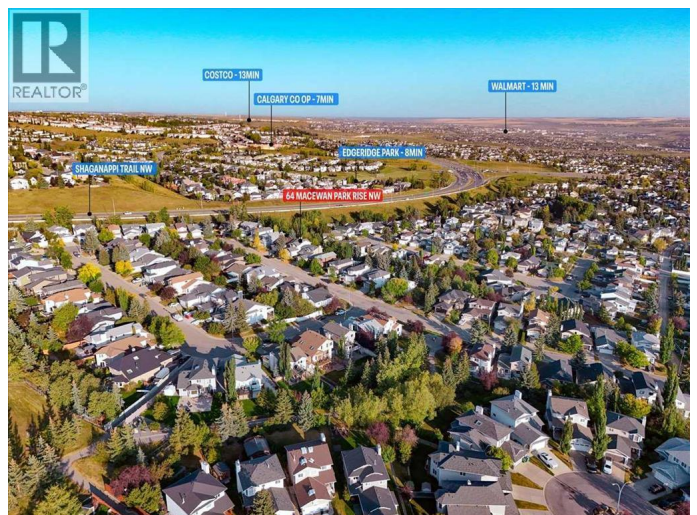
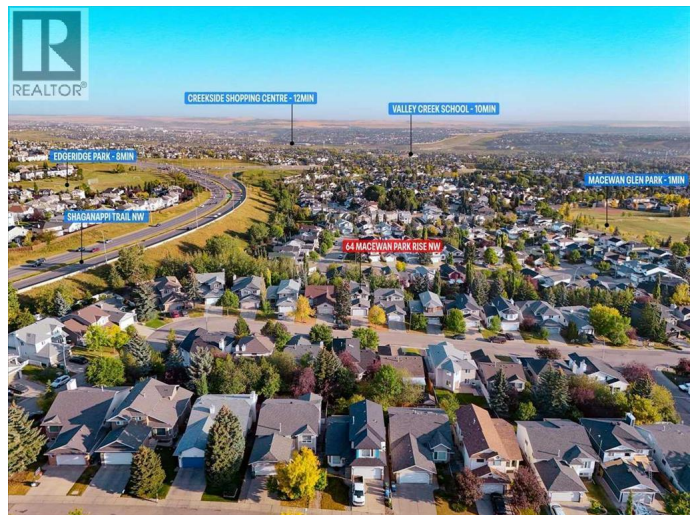
MLS® #A2258245

**\$759,900**

7 Bedroom, 4.00 Bathroom, 1,905 sqft  
Single Family on 0.12 Acres

MacEwan Glen, Calgary, Alberta

This beautifully updated 2-storey home offers breathtaking VIEWS from all three levels and exceptional versatility for family living. The WALK-OUT basement provides excellent rental potential with its own kitchen, laundry, private entrance, separate thermostat, two good-sized bedrooms, a spacious living room, a BRAND NEW SHOWER TUB for added comfort, and NEW VINYL FLOORING for a modern touch. Comfort is elevated with IN-FLOOR HEATING throughout the house, plus a traditional backup furnace, hot water tank was installed in 2020 and new TRIPLE-PANEL WINDOWS add energy efficiency year-round. The main floor showcases a large central island, BRAND-NEW hood fan and fridge, stainless steel appliances, and ready plug-ins for BOTH GAS AND ELECTRIC STOVE options. A bright office/bedroom on the main floor adds flexibility, while upstairs features FOUR generous bedrooms including a master retreat with extra space for your private sitting area or home office. FRESHLY PAINTED balcony, front porch, and fence enhance the move-in ready appeal. The OVERSIZED double attached garage offers a BRAND-NEW GARAGE DOOR, EV CHARGER wall plug, overhead storage, and extra side storage, making it as functional as it is spacious. Additional highlights include a laundry room with sink, a BUILT-IN gas BBQ at the walkout basement, gas line connection on the upper balcony, NO SIDEWALK to shovel, and



unbeatable convenience with easy access to Stoney Trail, Shaganappi Trail, 14 Street, Bedington Trail, and Country Hills Boulevard. The home is within walking distance to playgrounds, tennis courts, Nose Hill Park, and Simons Valley Elementary School. (id:6289)

Built in 1992

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2258245      |
| Price          | \$759,900     |
| Bedrooms       | 7             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 1,905         |
| Acres          | 0.12          |
| Year Built     | 1992          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 64 Macewan Park Rise Nw |
| Subdivision | MacEwan Glen            |
| City        | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K3Z9                  |

**Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Park, Playground, Recreation Nearby, Schools, Shopping |
| Features       | Treed, No Smoking Home, Gas BBQ Hookup                 |
| Parking Spaces | 4                                                      |
| Parking        | Attached Garage                                        |
| # of Garages   | 2                                                      |
| View           | View                                                   |

**Interior**

|            |                                                                                                            |
|------------|------------------------------------------------------------------------------------------------------------|
| Appliances | Washer, Refrigerator, Dishwasher, Stove, Dryer, Garburator, Hood Fan, Window Coverings, Garage door opener |
|------------|------------------------------------------------------------------------------------------------------------|

|                 |                                          |
|-----------------|------------------------------------------|
| Heating         | Central heating, Other, In Floor Heating |
| Cooling         | None                                     |
| Fireplace       | Yes                                      |
| # of Fireplaces | 1                                        |
| # of Stories    | 2                                        |
| Has Basement    | Yes                                      |
| Basement        | Separate entrance, Walk out, Walk-up     |

## Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Vinyl siding    |
| Foundation | Poured Concrete |

## Listing Details

Listing Office      Homecare Realty Ltd.



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