

# \$480,000 - 545 Macewan Drive Nw, Calgary

MLS® #A2203055

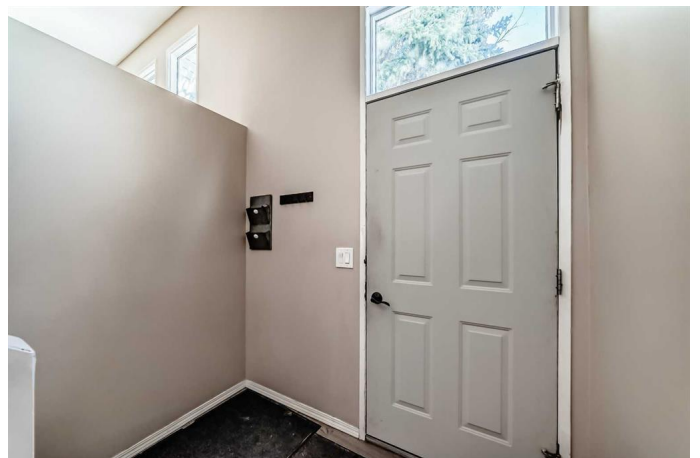
**\$480,000**

4 Bedroom, 2.00 Bathroom, 1,000 sqft

Residential on 0.07 Acres

MacEwan Glen, Calgary, Alberta

Welcome to an amazing property with so many options. Perhaps you simply want to own your own home with no condo fees. Or you may be looking for a revenue property or a home with the potential for a mortgage helper. Pending municipal approval, you may choose to put a legal/illegal suite in the lower level. A separate entrance to the basement could be configured from the front entryway/landing. This home is bright, cheery and incredibly spacious. The upstairs open floor plan flows naturally between kitchen, living room and dining room where tons of natural light flood this space. Also on this floor, the large primary bedroom has a private deck (off the ground level for security), accompanied by 2 other bedrooms and a 4 pc. bath. The lower level boasts a massive family room, new 3 pc. bath, another bedroom, laundry and all the storage you could imagine. Other features include updated flooring, a newer roof, a new 3 piece bath, & all Poly B plumbing removed. Ideally located within walking distance to schools, shopping, bus routes and the ever popular Nose Hill Park! Book your private showing today!



Built in 1989

## Essential Information

MLS® #                   A2203055

Price                     \$480,000

Bedrooms             4

Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.07
Year Built	1989
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	545 Macewan Drive Nw
Subdivision	MacEwan Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3A4

### **Amenities**

Parking Spaces	3
Parking	Off Street

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
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Days on Market 17  
Zoning R-CG

## **Listing Details**

Listing Office Purpose Realty

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