

# \$788,000 - 47 Macewan Park Circle Nw, Calgary

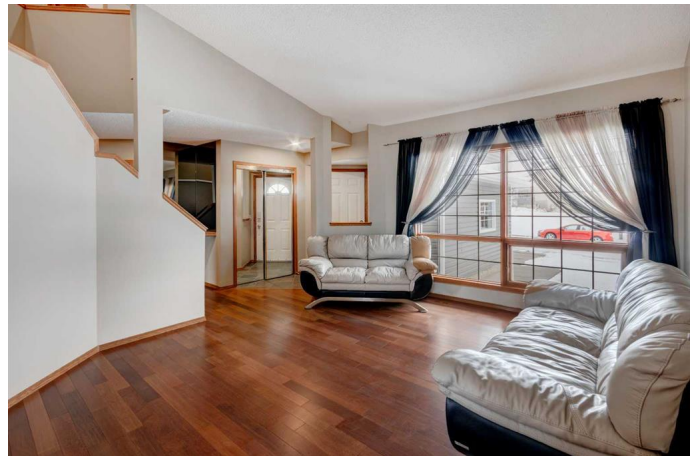
MLS® #A2207324

**\$788,000**

4 Bedroom, 4.00 Bathroom, 2,124 sqft  
Residential on 0.11 Acres

MacEwan Glen, Calgary, Alberta

Open House Sat. & Sun April 5 & 6, 2-4 p.m. -  
Wow! Enjoy breakfast with amazing sunrise and eastern horizon views over a treed canopy from both the main & upper levels. Sunny family breakfasts or shady summer BBQs on a roomy deck accessed from the kitchen eating area. Impressive, immaculate 3380 sq.ft walkout home in the middle of a quiet street just 1 block from the expansive nature areas of Nose Hill Park. Functional family size bedrooms and living areas - 2 fireplaces. Natural light spills into all 3 levels, including the vaulted living & dining rooms. Bright, open connected family room and vaulted kitchen combination with pantry, lots of cupboards, and counter space. Practical, convenient main floor laundry and den (or 4th BR). Relax, play or entertain in the bright open walkout basement with the discreetly located second kitchen providing multiple living options for guests, extended family or an illegal suite. The lower level works great for single family living! Both the main and lower levels feature easy access to peaceful outdoor spaces with large private deck, covered patio and fenced grass play area. Extensive updates include - luxurious and durable Merbau Indonesian hardwood providing elegance and longevity, central AC, Lennox high efficiency furnace, all new carpets, new eavestrough and new hail & wind resistant "class 4" shingles in 2024. All this just a short stroll to multiple schools, parks and off leash areas. Easy access to major commuting routes and only 20 minutes from



downtown. Just move in, relax and enjoy!  
Click on 3d for interactive floorplans & exterior panoramas.

Built in 1992

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207324    |
| Price          | \$788,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,124       |
| Acres          | 0.11        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 47 Macewan Park Circle Nw |
| Subdivision | MacEwan Glen              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3K 4K3                   |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Front Drive |
| # of Garages   | 2                                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s)  |
| Appliances        | Dishwasher, Dryer, Electric Range, Freezer, Garburator, Microwave, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas   |

|                 |   |
|-----------------|---|
| Cooling         | Central Air   |
| Fireplace       | Yes   |
| # of Fireplaces | 2   |
| Fireplaces      | Electric, Family Room, Gas, Glass Doors, Mantle, Recreation Room, Other |
| Has Basement    | Yes   |
| Basement        | Finished, Full, Suite, Walk-Out   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 7               |
| Zoning         | R-CG            |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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