

\$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

Experience the perfect blend of space, warmth and functionality in this meticulously maintained 2,124 sq.ft above-grade home (3,380 sq.ft total developed) in peaceful MacEwan Glen. Wake up to breathtaking eastern sunrise and Nose Hill Park views from both main and upper levels. The heart of this home is its welcoming kitchen featuring island seating and generous counter space that flows seamlessly into a comfortable family room with cozy fireplace – creating the ideal gathering space for loved ones. Vaulted living areas with beautiful Merbau Indonesian hardwood floors and natural oak details throughout add warmth and elegance to all three levels. The standout walkout basement offers incredible flexibility with a rec room, separate bedroom, full bath, and convenient second kitchen – perfect for multi-generational living, teens, guests, or potential income (R-CG zoning, buyer to verify requirements). Enjoy seamless indoor-outdoor connection with a spacious deck overlooking greenery and a covered patio in the private fenced yard – ideal for summer BBQs and entertaining. This move-in ready home features valuable recent updates including a Class 4 hail-resistant roof (2024), central AC, high-efficiency furnace, and new carpets. With 3 bedrooms upstairs plus versatile main floor office/den, 2 fireplaces, main floor laundry, generous storage, and attached double garage, this property offers exceptional functionality. Located mid-block on a quiet circle, enjoy the benefits of a family-friendly



neighborhood just steps from Nose Hill Park, off-leash areas, multiple schools, and only 20 minutes to downtown. Explore the 3D tour for interactive floorplans and 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, Microwave, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings, Freezer, Garburator |

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

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 | 31 |
| Zoning | R-CG |

Listing Details

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

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