

\$649,900 - 36 Macewan Meadow Rise Nw, Calgary

MLS® #A2227625

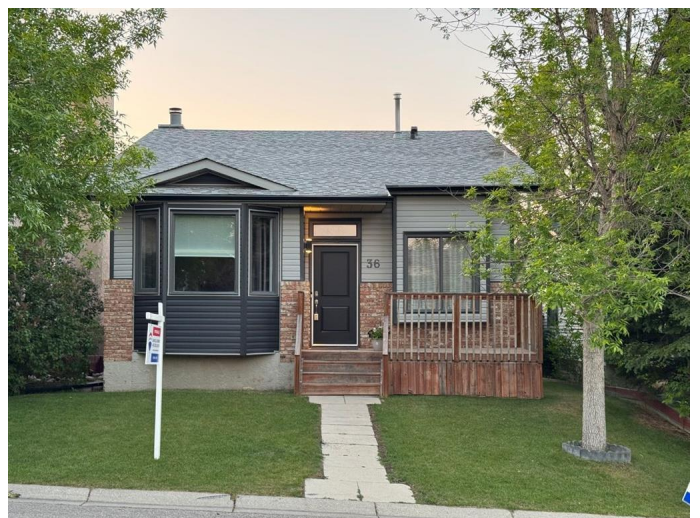
\$649,900

4 Bedroom, 2.00 Bathroom, 1,496 sqft

Residential on 0.10 Acres

MacEwan Glen, Calgary, Alberta

Location! Location! Stunning home with almost 1800sq ft of living space boasts great curb appeal with Brand-New Gray Vinyl Siding, perfectly contrasted by sleek Black Trim, Downspouts & Eaves, outdoor Light fixtures + a striking New Front Door. Fresh Shingles add durability & style, while a charming porch offers a welcoming touch. Enter the foyer with a closet for coats & footwear. Step up & left to find a bright & inviting open concept living & dining space w/ Vaulted ceilings. The impressive kitchen features tile floors, solid oak cabinetry, granite countertops, modern tile backsplash & full stainless steel appliance package w/ a microwave/hood fan offering both style & function. Upstairs the renoâ€™™d bathroom showcases tile flooring, contemporary marble vanity w/ drawer, cupboards & a modern faucet. Tub & shower combo includes an improved showerhead. Access to/from the cheater ensuite is convenient from the master bedroom & is easily isolated as a private bath. Master bedroom is a wonderful size & provides double closets. 2 more well-sized bedrooms are included, 1 of which features a wardrobe for closet space. Down to the 3rd level, which features another bathroom w/ Upgraded Kohler Comfort toilet, Vanity, Brushed Nickel Faucet & Handles, Neutral paint & Tile flooring + a Shower. A versatile 4th bedroom/office is also located here, complete w/ closet. Relax in the cozy family room w/ built-in shelving, a wood-burning fireplace & modernized to hold a



ceiling-mounted TV +/-or sound system. Rich mocha-stained hardwood flooring extends thru to the WALKOUT entrance. The basement offers great flexibility, ideal for a gym/hobby/playroom. Laundry area is tucked away in the utility/storage room & includes a Front Load Washer & Dryer. Stepping out thru the 3rd level walk-out door leads you directly onto the large back deck ideal for patio furniture & a BBQ. Maybe an option for extended family or convert to rent? Attached are raised garden boxes for flowers/herbs. A fenced grassy yard leads to the unique TRIPLE CAR GARAGE, had been used as a workshop + for a vehicle. A great option for a home-based business too. Offers a single garage door w/ opener for easy entry + oversize double swing doors for multi-use access ex: boat or trailer. Other KEY IMPROVEMENTS: 2 yr old Lennox-High-Efficiency, Smart thermostat-controllable 2-stage furnace w/ air recirc; 2 yr old larger Bradford White hot water tank; Dishwasher-3 yrs old; 50-yr shingles on house- 2 yrs old + brand new on garage; newer fence & retaining wall -west side of yard; modern paint colors; Even Heat Flow (Aeroseal) duct work & note the reduction of poly b + MOEN FLO system=leak & microleak smart detection, auto/remote water shut-off, flow & water use monitoring, all Wi-Fi controlled & via an APP from your cell + enjoy lower insurance cost! Home is in an amazing location- nice, quiet street w/ quick walk access to Nose Hill Park, schools, transit, shopping or head out to major routes! Seller is offering to Replace Carpets!

Built in 1987

Essential Information

MLS® #	A2227625
Price	\$649,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,496
Acres	0.10
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	36 Macewan Meadow Rise Nw
Subdivision	MacEwan Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K3J9

Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Built-in Features, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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