

\$485,000 - 44 Macewan Glen Way Nw, Calgary

MLS® #A2270961

\$485,000

3 Bedroom, 2.00 Bathroom, 856 sqft

Residential on 0.09 Acres

MacEwan Glen, Calgary, Alberta

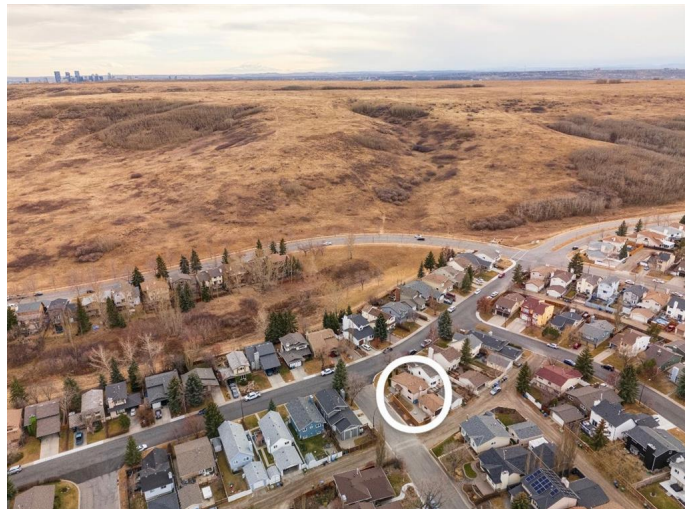
Attention renovators, investors, and first-time buyers! Discover the potential of this 4-level split home in desirable MacEwan Glen, ideally located just steps from Nose Hill Park.

Situated on a corner lot (348 m²) with a detached double garage, this property offers 856 sq. ft. RMS above grade plus nearly 470 sq. ft. of developed lower-level living space—a functional layout ready for your creative touch. Featuring 3 bedrooms, 2 bathrooms, and multiple family zones, this home provides endless opportunity to renovate, personalize, or redevelop under R-CG zoning. Enjoy the quiet, family-friendly atmosphere while being minutes from schools, transit, playgrounds, and shopping. Quick access to 14 Street NW, Country Hills Boulevard, and major commuter routes. Whether you're looking to build equity, invest, or create your dream home next to one of Calgary's most loved natural parks—44 Macewan Glen Way NW is your chance to make it happen!

Built in 1981

Essential Information

MLS® #	A2270961
Price	\$485,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	856
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	44 Macewan Glen Way Nw
Subdivision	MacEwan Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 2C9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Closet Organizers, Storage, Walk-In Closet(s)
Appliances	Range Hood, Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Other, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Lawn
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2025
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.