

# \$650,000 - 275 Macewan Drive Nw, Calgary

MLS® #A2206465

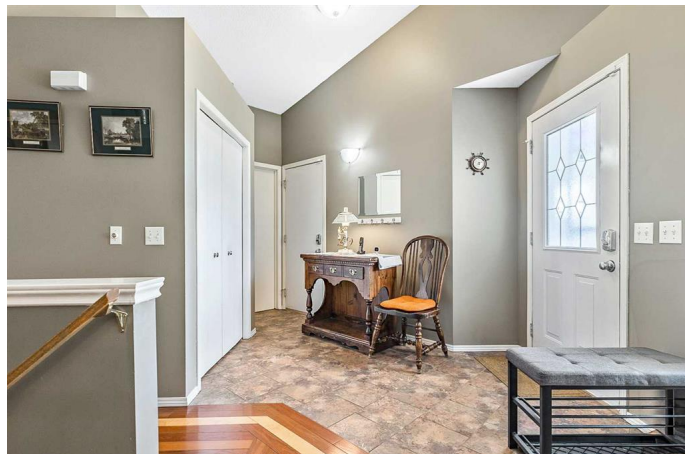
**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,323 sqft  
Residential on 0.10 Acres

MacEwan Glen, Calgary, Alberta

## RARE LARGE BUNGALOW WITH OPEN CONCEPT LIVING!

Welcome to this stunning bungalow in the desirable Macewan neighborhood, offering an impressive 1,322 square feet of thoughtfully designed living space. The open concept floor plan is complemented by gleaming hardwood floors and vaulted ceilings, creating an atmosphere of spaciousness and elegance throughout. The heart of this home features a large living room that flows seamlessly into a huge kitchen showcasing abundant cabinet space, a convenient island, walk-in pantry, and premium stainless steel appliances. Two generous bedrooms on the main level provide comfortable living space, while both bathrooms have been beautifully renovated. The convenience of main floor laundry adds to the practical design of this level. Downstairs, the fully finished basement expands your living options with two additional bedrooms, a spacious family room anchored by a cozy gas fireplace, and a lovely updated kitchenette. A second laundry area and ample storage space complete this versatile lower level. Step outside to enjoy a fully landscaped private yard featuring an oversized barbecue grilling station – perfect for outdoor entertaining. The home comes with a double attached garage and displays obvious pride of ownership throughout. This sophisticated Macewan bungalow enjoys an enviable location on a quiet street, just one block from Echo Park's scenic walking trails, two blocks



from Macewan Glen Park with its sports fields, tennis courts, and playground, and a short distance to the expansive Nose Hill Park â€” offering the perfect blend of tranquility and convenience for your active lifestyle.

Built in 1993

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2206465    |
| Price          | \$650,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,323       |
| Acres          | 0.10        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 275 Macewan Drive Nw |
| Subdivision | MacEwan Glen         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K 3W5              |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
|-------------------|---|

|                 |  |
|-----------------|--|
| Appliances      | Bar Fridge, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating         | Central, Natural Gas   |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Family Room, Gas, Mantle, Insert   |
| Has Basement    | Yes  |
| Basement        | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Lighting, Private Yard, Barbecue, Outdoor Grill  |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 5                |
| Zoning         | R-CG             |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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