

\$669,900 - 36 Macewan Meadow Rise Nw, Calgary

MLS® #A2227625

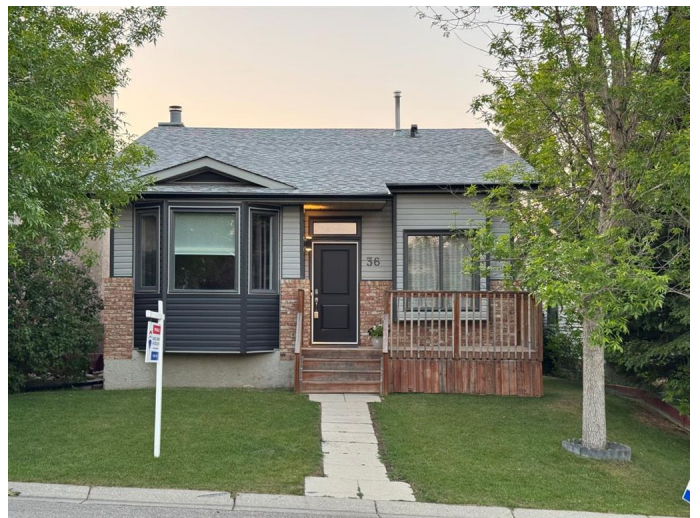
\$669,900

4 Bedroom, 2.00 Bathroom, 1,496 sqft

Residential on 0.10 Acres

MacEwan Glen, Calgary, Alberta

This stunning home with almost 1800sq ft of living space, boasts incredible curb appeal with brand-new gray vinyl siding, perfectly contrasted by sleek black eavestroughs and a striking new front door & outdoor light fixture. Fresh shingles add durability & style, while a charming porch offers a welcoming touch. You are welcomed into the designated foyer with coat closet great for keeping coats & footwear organized. Step up to the left and you will find a bright & inviting open-concept living & dining space with vaulted ceilings that enhance the sense of openness. The impressive kitchen features tile floors, solid oak cabinetry, granite countertops, modern tile backsplash & a full Stainless Steel appliance package including a microwave/hoodfan offering both style & function. Upstairs the Renovated bathroom showcases tile flooring, a contemporary marble vanity with drawers, cupboards & a modern faucet. The tub & shower combo also includes an improved showerhead. The Cheater ensuite is convenient so that you can head directly into the master bedroom which is a wonderful size and provides double closets & large windows. Two additional well-sized bedrooms are included, one of which features a wardrobe providing closet space. Down to the third level which features an additional bathroom with upgraded vanity, taps, neutral paint and tile flooring. A versatile 4th bedroom or office is also located here, complete with a storage closet. Relax in the cozy family room with built-in shelving and a centrally located



wood-burning fireplace. Rich mocha stained hardwood flooring extends through to the WALK-OUT entrance. Perhaps this provides an option for extra family or to rent out the lower levels? The basement level offers great flexibility-ideal for a gym, hobby or play room. The laundry area is tucked conveniently in the utility/storage room and includes a front load washer & dryer. Stepping out through the 3rd level WALK-OUT door leads you directly onto the large back deck ideal for patio furniture & the BBQ. Attached are raised garden boxes great for summer flowers or herbs. A fenced grassy yard leads to the unique TRIPLE car garage which was previously used as a workshop + for a vehicle. A great option for home based businesses too. Offers a single garage door with opener for easy entry + large double swing doors for multi-use access. Other key Improvements includes: High Efficiency Furnace; Larger Hot Water tank; Dishwasher is only 3 years old; 50 year Shingles on house are only 2 years old & brand new on the garage; newer retaining wall on west side of backyard; modern paint colors; even heat flow from sealed duct work & check out the improvements with combo poly b removal Plus MOEN FLOW system= leak detection, low flow & water shut-off all Wi-Fi controlled & via an APP from your Smartphone. This home is situated in an incredible location, a nice & quiet street with quick access to the school, park, transit, shopping or head out to major routes!

Built in 1987

Essential Information

MLS® #	A2227625
Price	\$669,900
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 8

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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