

# \$650,000 - 131 Macewan Glen Place Nw, Calgary

MLS® #A2246980

**\$650,000**

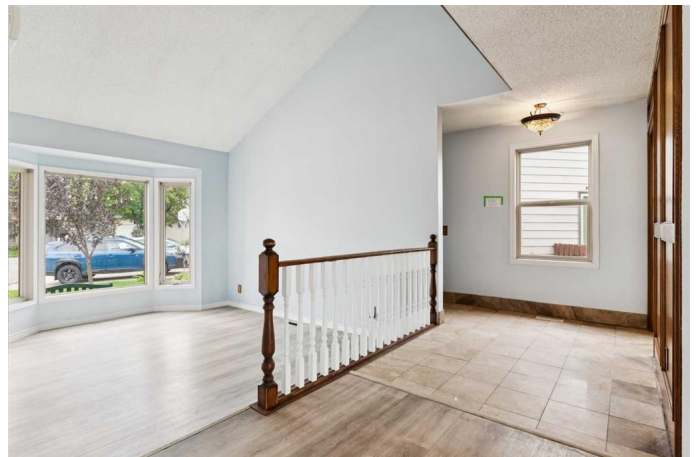
3 Bedroom, 4.00 Bathroom, 1,757 sqft

Residential on 0.13 Acres

MacEwan Glen, Calgary, Alberta

**\*\*MAKE SURE TO CHECK OUT THE VIRTUAL TOUR\*\*** Situated on a quiet cul-de-sac in MacEwan Glen, this two-storey walkout home offers 1,756 sq. ft. above grade and over 2,600 sq. ft. of developed living space on a good-sized lot, with quick access to Nose Hill Park. The main floor begins with a bright front living room with vaulted ceilings, connecting to a separate dining area and a second living space at the back with a gas fireplace and large windows looking over the yard. The kitchen includes an eating nook with direct access to the rear deck, and this level also has a two-piece bathroom, laundry area, and access to the double garage. Upstairs, the primary bedroom has a walk-in closet and three-piece ensuite, with two additional bedrooms and a four-piece bathroom down the hall. A small loft at the top of the stairs, open to the living room below, adds flexible space for a desk or reading chair. The fully finished walkout basement features a spacious recreation room with a second gas fireplace, a bonus room, a three-piece bathroom, and two storage areas. Outside, the fully fenced yard offers both open lawn and mature trees, with plenty of room for seating, play, or gardening. MacEwan Glen is a quiet, established community in Calgary's northwest with tree-lined streets, parks, schools, and quick connections to transit, shopping, and the extensive trails of Nose Hill Park.

Built in 1981



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246980    |
| Price          | \$650,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,757       |
| Acres          | 0.13        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 131 Macewan Glen Place Nw |
| Subdivision | MacEwan Glen              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3K 2C7                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                    |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 2                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                                      |

**Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Other                                |
| Lot Description   | Back Lane, Irregular Lot, Cul-De-Sac |
| Roof              | Asphalt                              |
| Construction      | Brick, Wood Frame, Wood Siding       |
| Foundation        | Poured Concrete                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 6                |
| Zoning         | R-CG             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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