

47 Macewan Park Circle NW
Calgary, Alberta

MLS # A2207324



\$788,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,124 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Views		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite, Walk-Out To Grade
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: 2nd fridge, 2nd stove

Experience the perfect blend of space, warmth and functionality in this meticulously maintained 2,124 sq.ft above-grade home (3,380 sq.ft total developed) in peaceful MacEwan Glen. Wake up to breathtaking eastern sunrise and Nose Hill Park views from both main and upper levels. The heart of this home is its welcoming kitchen featuring island seating and generous counter space that flows seamlessly into a comfortable family room with cozy fireplace – creating the ideal gathering space for loved ones. Vaulted living areas with beautiful Merbau Indonesian hardwood floors and natural oak details throughout add warmth and elegance to all three levels. The standout walkout basement offers incredible flexibility with a rec room, separate bedroom, full bath, and convenient second kitchen – perfect for multi-generational living, teens, guests, or potential income (R-CG zoning, buyer to verify requirements). Enjoy seamless indoor-outdoor connection with a spacious deck overlooking greenery and a covered patio in the private fenced yard – ideal for summer BBQs and entertaining. This move-in ready home features valuable recent updates including a Class 4 hail-resistant roof (2024), central AC, high-efficiency furnace, and new carpets. With 3 bedrooms upstairs plus versatile main floor office/den, 2 fireplaces, main floor laundry, generous storage, and attached double garage, this property offers exceptional functionality. Located mid-block on a quiet circle, enjoy the benefits of a family-friendly neighborhood just steps from Nose Hill Park, off-leash areas, multiple schools, and only 20 minutes to downtown. Explore the 3D tour for interactive floorplans and panoramas!