

# \$788,000 - 47 Macewan Park Circle Nw, Calgary

MLS® #A2207324

**\$788,000**

4 Bedroom, 4.00 Bathroom, 2,124 sqft  
Residential on 0.11 Acres

MacEwan Glen, Calgary, Alberta

Open House Sat. & Sun April 5 & 6, 2-4 p.m. -  
Wow! Enjoy breakfast with amazing sunrise and eastern horizon views over a treed canopy from both the main & upper levels. Sunny family breakfasts or shady summer BBQs on a roomy deck accessed from the kitchen eating area. Impressive, immaculate 3380 sq.ft walkout home in the middle of a quiet street just 1 block from the expansive nature areas of Nose Hill Park. Functional family size bedrooms and living areas - 2 fireplaces. Natural light spills into all 3 levels, including the vaulted living & dining rooms. Bright, open connected family room and vaulted kitchen combination with pantry, lots of cupboards, and counter space. Practical, convenient main floor laundry and den (or 4th BR). Relax, play or entertain in the bright open walkout basement with the discreetly located second kitchen providing multiple living options for guests, extended family or an illegal suite. The lower level works great for single family living! Both the main and lower levels feature easy access to peaceful outdoor spaces with large private deck, covered patio and fenced grass play area. Extensive updates include - luxurious and durable Merbau Indonesian hardwood providing elegance and longevity, central AC, Lennox high efficiency furnace, all new carpets, new eavestrough and new hail & wind resistant "class 4" shingles in 2024. All this just a short stroll to multiple schools, parks and off leash areas. Easy access to major commuting routes and only 20 minutes from



downtown. Just move in, relax and enjoy!  
Click on 3d for interactive floorplans & exterior panoramas.

Built in 1992

### Essential Information

MLS® #	A2207324
Price	\$788,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,124
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	47 Macewan Park Circle Nw
Subdivision	MacEwan Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4K3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garburator, Microwave, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Glass Doors, Mantle, Recreation Room, Other
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	9
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.