

# \$460,000 - 25 Macewan Glen Close Nw, Calgary

MLS® #A2254247

## \$460,000

2 Bedroom, 2.00 Bathroom, 1,166 sqft

Residential on 0.09 Acres

MacEwan Glen, Calgary, Alberta

Well maintained 2 Storey home, corner lot on quiet streets, w/ 2 very spacious bedrooms (potential for 3rd in basement), and 1.5 bath. 1166sqft of developed living space with the potential of an additional 494sqft in basement. Bright spacious interior w/ large windows allowing for maximum natural light, fireplace is gas assist/wood burning with floor to ceiling rich wood paneling. Recent renovations/upgrades include most windows (inc. kitchen sliding doors), laminate floor, furnace inspected regularly and new flame sensor installed 2019, roof 2008. Beautifully kept large, 3940sqft fenced yard with parking pad for 2-3 vehicles or RV all inside fence line, substantial 16'x7' deck with BBQ gas line/hook-up. Close to schools, shopping, cafes/restaurants, transit, Nose Hill Park, downtown, and major thoroughways for out of town/mountain retreats. Book your showing today!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254247  |
| Price          | \$460,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,166     |



|            |             |
|------------|-------------|
| Acres      | 0.09        |
| Year Built | 1981        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 25 Macewan Glen Close Nw |
| Subdivision | MacEwan Glen             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3K 2C2                  |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 3                                                          |
| Parking        | Parking Pad, Tandem, Enclosed, RV Access/Parking, RV Gated |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows                     |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Gas, Living Room, Brick Facing, Mixed, Wood Burning                |
| Has Basement      | Yes                                                                |
| Basement          | Full, Partially Finished                                           |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                            |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding                                                 |
| Foundation        | Poured Concrete                                                                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 6                    |
| Zoning         | R-CG                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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