# \$649,900 - 157 Macewan Valley Road Nw, Calgary

MLS® #A2237867

# \$649,900

4 Bedroom, 4.00 Bathroom, 1,741 sqft Residential on 0.13 Acres

MacEwan Glen, Calgary, Alberta

Welcome to this beautifully maintained 4 bedroom, 3.5 bathroom home, ideally situated on a large corner lot surrounded by mature trees, offering both privacy and curb appeal in an unbeatable location. Step inside to find a functional layout perfect for growing families.

The main floor features a large kitchen that opens up to the backyard, a formal dining room, sitting room with lots of natural light and a lower family room with oak built-ins and a wood burning fireplace. Moving upstairs you will find two bedrooms, a full bathroom and a primary suite with its own south facing balcony over looking the backyard. A fully developed basement featuring a fourth bedroom, a 3 piece bathroom, multiple storage spaces and 12' ceilings, ideal for a rec room, home gym, or media space completes the home.

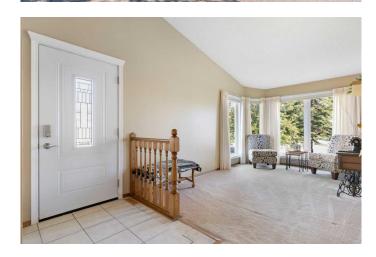
Not only has this home been lovingly cared for, it's also been upgraded for peace of mind with a new furnace (2024), updated vinyl siding, vinyl windows, updated shingles, and new garage door springs and opener (2024).

Enjoy the convenience of being just a short walk to two elementary schools, multiple parks, and the expansive Nose Hill Park only minutes away. Commuters will love the nearby Calgary Transit stop with BRT access (only 5 stops to downtown)!

This is the kind of location and space that







rarely comes along. Come see for yourself why this could be your next perfect home.

## Built in 1988

# **Essential Information**

MLS® # A2237867 Price \$649,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,741 Acres 0.13 Year Built 1988

Type Residential
Sub-Type Detached
Style 3 Level Split

Status Active

# **Community Information**

Address 157 Macewan Valley Road Nw

Subdivision MacEwan Glen

City Calgary
County Calgary
Province Alberta
Postal Code T3K 3R1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Alley Access

# of Garages 2

# Interior

Interior Features Bookcases, Built-in Features, Central Vacuum, High Ceilings, No

Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Wet Bar

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave,

Microwave Hood Fan, Refrigerator, Washer, Convection Oven,

Garburator

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Wood Burning, Gas Starter

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed August 6th, 2025

Days on Market 2

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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