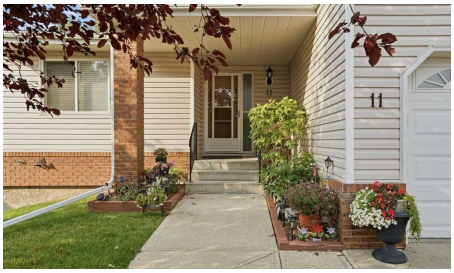
# 11 Macewan Park Heights NW

Calgary | Active | MLS® A2339194

**$449,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **1989** | **1,068 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by TREC The Real Estate Company

# A closer look

** Open House 12 Noon - 2;00 PM Sunday November 21st ** Welcome to Horizon Village in MacEwan Glen, a highly sought-after 55+ villa bungalow community offering maintenance-free living in a quiet, well-managed complex of only 45 homes, each with an attached garage. Enjoy a carefree lifestyle with no snow shoveling or lawn maintenance, along with a vibrant community atmosphere and active social calendar. This bright and beautifully maintained bungalow features a functional layout with two main-floor bedrooms, two full bathrooms, main-floor laundry, and a fully developed basement. Natural light fills the spacious living and dining areas, creating an inviting setting for entertaining. With this floor plan, the primary bedroom is perfectly situated to be very private & quiet. The 2nd bedroom also can be used for an excellent office / den. The kitchen offers ample cabinetry, generous counter space, and a large eating area with oversized windows. Patio doors lead to a wonderful screened-in deck-perfect for relaxing outdoors, enjoying the beautifully landscaped green space, and staying comfortable and bug-free. The outdoor space is also well suited for furry friends. The generously sized primary bedroom provides convenient access to the three-piece main bathroom. A second main-floor bedroom offers flexibility for guests, hobbies, or a home office. The fully finished basement expands the living space with a large family or recreation room, a three-piece bathroom with walk-in shower, and substantial storage space ideal for a workshop, hobby room, or seasonal items. Residents enjoy access to an excellent clubhouse featuring a kitchen, social and games rooms, pool table, shuffleboard, ping pong, and gathering spaces for community events, including potlucks, card nights, bingo, and private functions. Conveniently located close to shopping, public transportation, parks, and major roadways, this move-in-ready home offers an exceptional combination of comfort, convenience, and community living in one of Northwest Calgary’s most desirable adult communities. **Poly-B removed**.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2339194 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 1989 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Row/Townhouse |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |

| | |
|---|---|
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Bungalow |
| **Total Living Area:** | 1,068 sq. ft. |
| **Main Level Finished Area:** | 1,068 sq. ft. |
| **Below Grade Finished Area:** | 1,017 sq. ft. |
| **Condo Fee:** | $545.23 |
| **Condo Fee Includes:** | Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, See Remarks, Snow Removal, Trash |
| **Acreage:** | No |
| **Lot Details:** | SF \| SM |
| **Front Exposure:** | North |
| **Unit Exposure:** | North |
| **Floor Location:** | Ground |
| **Entry Level:** | 1 |
| **Levels:** | One |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1989 (Age: 37) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 9010745 |

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|---|---|
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Vinyl Siding, Wood Frame |
| **Structure Type:** | Triplex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | Yes |
| **Garage Spaces:** | 1 |
| **Parking:** | Driveway, Garage Door Opener, See Remarks, Single Garage Attached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Main Level |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northwest |
| **Condo Name:** | Horizon Village |
| **Community:** | MacEwan Glen |
| **Amenities:** | Clubhouse, Party Room, Recreation Room, Snow Removal |
| **Appliances:** | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer |
| **Inclusions:** | Fridge down stairs, Freezer |
| **Restrictions:** | Age Restriction - 55+, Pet Restrictions or Board approval Required, Pets Allowed |

| | |
|---|---|
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Bedroom - Primary · 14'5" × 10'5" · |
| **Main Floor** | Bedroom · 13'1" × 9'11" · |
| **Main Floor** | Living Room · 15'5" × 11'7" · |
| **Main Floor** | Dining Room · 15'2" × 11'4" · |
| **Main Floor** | Kitchen · 11'4" × 8'8" · |
| **Main Floor** | Foyer · 10'1" × 7'4" · |
| **Lower Level** | Family Room · 19'3" × 9'8" · |
| **Lower Level** | Family Room · 144'8" × 26'1" · |
| **Lower Level** | Storage · 16'6" × 16'1" · |
| **Lower Level** | Storage · 11'8" × 8'1" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Clubhouse, Street Lights |
| **Interior Features:** | Ceiling Fan(s), Central Vacuum, No Smoking Home, See Remarks |
| **Exterior Features:** | Other |
| **Patio And Porch Features:** | Deck, Enclosed, Screened, See Remarks |
| **Lot Features:** | Close to Clubhouse, Landscaped |
| **Num. of Parcels:** | 0 |
| **Fencing:** | None |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | M-CG d44 |
| **Listed Date:** | Aug 21, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/11-macewan-park-heights-nw-calgary-a2339194/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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