# 228 Macewan Valley Mews NW

Calgary | Active | MLS® A2351632

**$645,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **1989** | **1,757.77 sq. ft.** |

## Your next move starts with a conversation.

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

Listed by Century 21 Masters

# A closer look

THE HOME: Bring your vision. This home has the lot, the location and the space. There is a ubiquitous sense of serenity in this home. The drawing room and/or formal dining area has vaulted ceilings and is filled with natural light. French doors lead from there into the living room, centred around a gas fireplace equipped with built-in shelving. The layout has an intuitive flow. The kitchen, second living room and breakfast nook area share open sightlines, so you can cook and still be part of the conversation. The laundry room is on the main floor, right by the garage with an updated front-loaded washer and dryer. Dirty clothes go straight into the wash without being tracked through the house. Upstairs you'll find three bedrooms, a full bathroom and a primary bedroom ensuite bathroom. The spacious primary bedroom's 4-piece ensuite bathroom has a standing shower and a separate jetted tub. The basement is developed with a recreational space that works well for older kids or a home gym. There is also plenty of storage. Outside, the large west-facing backyard is made for summer evenings. Fire up the BBQ on the deck and enjoy the sunset. A small gate in the fence opens onto green space, one of MacEwan Glen's many walking paths and a playground. And it's located on a cul-de-sac… LIVING IN MACEWAN GLEN: Nose Hill Park at your doorstep. The community borders the northern edge of Nose Hill Park, where you can hike, bike and take in wide-open views. This neighbourhood is quieter with low through-traffic, mature trees and larger yards. Parks and playgrounds are sprinkled throughout, with active community spaces, and schools close by. Conveniently located near Country Hills Boulevard, Shaganappi Trail and 14th Street NW, residents also enjoy quick access to Beddington Trail. A plethora of shopping, dining and recreation opportunities are just a short drive in neighbouring communities. What memories would you make here? Book a private showing with your favourite realtor today.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2351632 |
| **Bedrooms** | 3 |
| **Bathrooms** | 3 |
| **Year Built** | 1989 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |

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|---|---|
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey Split |
| **Total Living Area:** | 1,757.77 sq. ft. |
| **Main Level Finished Area:** | 1,038.59 sq. ft. |
| **Upper Level Finished Area:** | 719.17 sq. ft. |
| **Below Grade Finished Area:** | 926.69 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 6,286 sq. ft. |
| **Lot Frontage:** | 29' |
| **Front Exposure:** | East |
| **Unit Exposure:** | East |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 1989 (Age: 37) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 8810847 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Vinyl Siding, Wood Frame |

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|---|---|
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Laminate |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Living Room, Mantle, Stone |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Driveway, Garage Door Opener, Off Street |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Laundry Room, Main Level |
| **City Quadrant:** | Northwest |
| **Community:** | MacEwan Glen |
| **Appliances:** | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | TV Wall Mount in Family Room, Security System |
| **Restrictions:** | Restrictive Covenant, Utility Right Of Way |
| **Main Floor** | Breakfast Nook · 14'7" × 8'8" · |
| **Main Floor** | Dining Room · 12'6" × 7'4" · |
| **Main Floor** | Family Room · 18' × 14' · |
| **Main Floor** | Kitchen · 14' × 8'10" · |
| **Main Floor** | Laundry · 6'6" × 5'6" · |
| **Main Floor** | Living Room · 16'9" × 12'6" · |
| **2nd Floor** | Bedroom · 15'7" × 8'11" · |
| **2nd Floor** | Bedroom · 11'10" × 8'10" · |

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|---|---|
| **2nd Floor** | Bedroom - Primary · 16'3" × 12'7" · |
| **Basement** | Game Room · 30'6" × 12'4" · |
| **Basement** | Storage · 36'3" × 22'10" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, Sump Pump(s) |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Yard, Front Yard, Pie Shaped Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | R-C1 |
| **Listed Date:** | Nov 13, 2026 |

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

https://www.maltiwana.ca/properties/228-macewan-valley-mews-nw-calgary-a2351632/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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