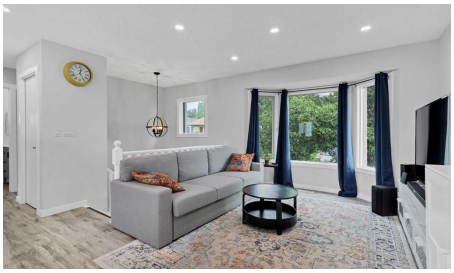
47 Macewan Meadow Link NW

Calgary | Active | MLS® A2356025

$534,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1986**	**894.7 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

A realistic path to owning a single family home in MacEwan Glen - an established community where low density and great living is foremost. This bi-level offers four bedrooms and two full bathrooms, renovated & it is completely move-in ready with a brand new roof being installed on both the house and the detached garage.

The open-concept main floor is bright and practical. The spacious kitchen features quartz countertops, Stainless Steel Appliances, and significant counter and cabinet space, flowing into the living and dining areas with Vinyl Plank flooring and large windows. Two good-sized bedrooms and an updated four-piece bathroom are all well placed for privacy and complete the upper level.

Downstairs, the fully finished lower level has large windows making it brighter and more inviting. The large recreation room with a wood-burning fireplace (regularly maintained) provides a second living area with exceptional space. Two more large bedrooms await plus another full bathroom. Plenty of room for family, guests, or a home office.

Outside you get a south-facing backyard with a raised deck plus a lower concrete patio, made for summer evenings, and an oversized double detached garage with room for parking, storage, or a workshop. Other updates include a newer furnace (2015), a central heat pump system (functions as full central air conditioning in the summer, with energy-efficient heating options for cooler weather), and a new fence.

As Calgary’s only community directly bordering the vast trail networks of Nose Hill Park, this low-density neighbourhood pairs peaceful residential living with a vibrant, active community association. The location works hard for you: walkable to Schools, easy transit, and you can be downtown in 20 minutes via 14th Street. Playgrounds, baseball diamonds, and an outdoor rink nearby allow you to take advantage of real community living. Set up your private showing today and get ready to hear "Welcome Home!"

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356025
Bedrooms	4
Bathrooms	2
Year Built	1986
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bi-Level
Total Living Area:	894.7 sq. ft.
Main Level Finished Area:	894.7 sq. ft.
Below Grade Finished Area:	847.12 sq. ft.
Acreage:	No
Lot Area:	4,004 sq. ft.
Lot Frontage:	40'1"
Front Exposure:	Northwest
Levels:	Bi-Level
Total Rooms Above Grade:	5
Year built:	1986 (Age: 40)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8111911
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Wood
New Constr.:	No

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	Heat Pump
Fireplaces:	1
Fireplace Details:	Basement, Stone, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	MacEwan Glen
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Inclusions:	Heat Pump
Restrictions:	Restrictive Covenant
Main Floor	Dining Room · 9'1" × 9' ·
Main Floor	Kitchen · 15'3" × 9'5" ·
Main Floor	Bedroom - Primary · 11'6" × 11' ·
Main Floor	Living Room · 14'10" × 11'4" ·
Main Floor	Bedroom · 11'6" × 9' ·
Basement	Bedroom · 11'2" × 9'11" ·

Basement	Game Room · 22'2" × 14'8" ·
Basement	Furnace/Utility Room · 13'6" × 10'7" ·
Basement	Bedroom · 11'4" × 8'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Built-in Features, No Smoking Home, Quartz Counters, Recessed Lighting, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-CG
Listed Date:	Nov 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/47-macewan-meadow-link-nw-calgary-a2356025/

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