

# \$788,000 - 47 Macewan Park Circle Nw, Calgary

MLS® #A2207324

**\$788,000**

4 Bedroom, 4.00 Bathroom, 2,124 sqft

Residential on 0.11 Acres

MacEwan Glen, Calgary, Alberta

Experience the perfect blend of space, warmth and functionality in this meticulously maintained 2,124 sq.ft above-grade home (3,380 sq.ft total developed) in peaceful MacEwan Glen. Wake up to breathtaking eastern sunrise and Nose Hill Park views from both main and upper levels. The heart of this home is its welcoming kitchen featuring island seating and generous counter space that flows seamlessly into a comfortable family room with cozy fireplace – creating the ideal gathering space for loved ones. Vaulted living areas with beautiful Merbau Indonesian hardwood floors and natural oak details throughout add warmth and elegance to all three levels. The standout walkout basement offers incredible flexibility with a rec room, separate bedroom, full bath, and convenient second kitchen – perfect for multi-generational living, teens, guests, or potential income (R-CG zoning, buyer to verify requirements). Enjoy seamless indoor-outdoor connection with a spacious deck overlooking greenery and a covered patio in the private fenced yard – ideal for summer BBQs and entertaining. This move-in ready home features valuable recent updates including a Class 4 hail-resistant roof (2024), central AC, high-efficiency furnace, and new carpets. With 3 bedrooms upstairs plus versatile main floor office/den, 2 fireplaces, main floor laundry, generous storage, and attached double garage, this property offers exceptional functionality. Located mid-block on a quiet circle, enjoy the benefits of a family-friendly



neighborhood just steps from Nose Hill Park, off-leash areas, multiple schools, and only 20 minutes to downtown. Explore the 3D tour for interactive floorplans and panoramas!

Built in 1992

### Essential Information

MLS® #	A2207324
Price	\$788,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,124
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	47 Macewan Park Circle Nw
Subdivision	MacEwan Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4K3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings, Freezer, Garburator

Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Glass Doors, Mantle, Family Room, Other, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	30
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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