

64 Macewan Park Rise NW
Calgary, Alberta

MLS # A2276136



\$729,990



Division:	MacEwan Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	1992 (34 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Treed, Views		

Heating:	Central, In Floor, Make-up Air, Fireplace(s)	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)		

Inclusions: N/A

This beautifully updated two-storey detached home with a WALKOUT basement offers a functional, income-oriented layout with a total of SEVEN rooms — ideal for large families, multigenerational living, or investors. Enjoy breathtaking VIEWS from all three levels, along with numerous completed upgrades that provide immediate comfort and long-term peace of mind. The main floor features a bright kitchen with a large central island, BRAND-NEW quartz countertops, new faucets, stainless steel appliances, BRAND-NEW hood fan and refrigerator, plus gas and electric stove connections options. A main-floor office or bedroom adds flexibility. Modern knockdown ceilings enhance the contemporary feel. Upstairs offers four spacious bedrooms, including a generous primary suite with additional sitting or workspace. A rare highlight is the full three-level in-floor radiant heating system, delivering consistent warmth throughout the entire home, including the basement, complemented by a forced-air furnace for added reliability. Additional upgrades include NEW TRIPLE-PANE windows and a hot water tank (2020). The WALKOUT basement has a separate entrance, private kitchen, laundry, thermostat, two bedrooms, spacious living area, BRAND-NEW shower tub, and NEW VINYL flooring. Currently tenant-occupied, it offers immediate rental income potential as a mortgage helper or long-term investment. Approximately 99% of original Poly-B plumbing has been replaced with PEX. Quartz countertops and updated faucets extend throughout the bathrooms. Exterior features include a freshly painted balcony, porch, and fence. The oversized double attached garage offers a BRAND-NEW door, EV charger rough-in, TWO overhead storage racks, and additional side storage. Gas lines are installed on both the walk-out patio and upper balcony, along with a built-in BBQ connection.

NO sidewalk to shovel adds winter convenience. Ideally located with quick access to Stoney Trail, Shaganappi Trail, 14 Street, Beddington Trail, and Country Hills Boulevard. Walking distance to parks, soccer fields, tennis courts, Nose Hill Park, and Simons Valley Elementary School.