

**43 Macewan Park Heights NW
Calgary, Alberta**

MLS # A2302261



\$475,000

Division:	MacEwan Glen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,238 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 612
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: N/A

55+ Complex. This end-unit bungalow in the desirable Horizon Village has been freshly painted throughout and features fully developed living spaces with numerous updates. Enjoy the convenience of an attached garage and a sunny west-facing deck off the kitchen. The kitchen and breakfast nook are bright and inviting with large windows, patio doors, and an exterior awning for shade. Main floor laundry adds ease to daily living. Entertain effortlessly in the dining and living rooms, highlighted by a corner gas fireplace. The master bedroom offers a spacious walk-in closet, complemented by a second bedroom and a brand-new 4-piece bathroom on the main floor. The basement is ideal for family fun with a large family room, a bedroom (non-compliant window), and a fabulous updated 3-piece bath featuring an oversized shower. There's also a huge storage room—perfect as a workshop for the handyman. Notable upgrades include all new windows, a fully renovated main floor bathroom, and the complete removal of all Poly B piping. Close to public transportation, shopping, playgrounds, and 14th Street for easy access to other main roads. Enjoy the clubhouse amenities, including social rooms, kitchen, and bathrooms. Participate in numerous social activities: potluck dinners, card games, pool, bingo, private functions, and picnics. Pets allowed with board approval. This home combines comfort, functionality, and lifestyle in one beautifully updated package ready for you to move in and enjoy.