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# 130 MacEwan Park Way NW
# Calgary, Alberta

## MLS # A2351619

# $400,000

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|---|---|---|---|
| **Division:** | MacEwan Glen | | |
| **Type:** | Residential/Duplex | | |
| **Style:** | 2 Storey, Attached-Side by Side | | |
| **Size:** | 1,134 sq.ft. | **Age:** | 1981 (45 yrs old) |
| **Beds:** | 3 | **Baths:** | 1 full / 1 half |
| **Garage:** | 220 Volt Wiring, Alley Access, Double Garage Detached, Insulated | | |
| **Lot Size:** | 0.06 Acre | | |
| **Lot Feat:** | Back Lane, Back Yard, Front Yard, Rectangular Lot | | |

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|---|---|---|---|
| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Linoleum | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Metal Siding , Wood Frame | **Zoning:** | R-C2 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Ceiling Fan(s), Laminate Counters | | |

**Inclusions:** N/A

For over 30 years, this home has belonged to one family. Now it's ready for its next chapter, and for someone new to write it. This semi detached home in MacEwan Glen offers over 1,000 sq ft with 3 bedrooms and 1.5 baths. It's a blank canvas waiting for your vision, where you can choose every finish and shape each room around the way you live. Some of the important pieces are already taken care of. No Poly B, a newer hot water tank, and a generously sized double detached garage built in 2021. Step outside and MacEwan Glen welcomes you with mature trees and the calm of a low density neighbourhood. Parks and pathways run all through it, and Nose Hill Park is minutes away for morning walks and weekend wandering. When it's time to head out, Country Hills Blvd, Shaganappi Trail, 14 St and Stoney Trail make your commute easy in every direction. This is exceptional value for a semi detached home in NW Calgary, and your chance to make a home that is truly yours.

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