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112 Macewan Meadow Crescent NW
Calgary, Alberta

MLS # A2352215

$540,000

Division:	MacEwan Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	883 sq.ft.	**Age:**	1986 (40 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Private, Street		

Heating:	High Efficiency, Forced Air	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-C1
Foundation:	Wood	**Utilities:**	-
Features:	Breakfast Bar, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE Oct 24 (Sat) & Oct 25 (Sun) from 1-3PM. Welcome to this beautifully renovated bi-level on a corner lot in the heart of Macewan - a mature, family-friendly NW community bordering Nose Hill Park. This home has been extensively renovated with quality finishes throughout, making it a true turnkey opportunity for a first-time buyer or growing family. Step inside to a bright, open main floor featuring a brand new kitchen with quartz countertops, new cabinetry, a fresh backsplash, and a full stainless steel appliance package. Luxury vinyl plank flooring runs throughout both levels, offering a clean, modern, low-maintenance look. The main floor offers a living room, kitchen, dining, 2 bedrooms and a fully renovated 4-piece bathroom with a new vanity, new tub shower, and all-new plumbing fixtures. Thanks to the bi-level design, the fully finished basement features your second living room that comes with a cozy electric fireplace for those cold Calgary evenings to lounge, and large above-grade windows that flood the space with natural light which is a rare bonus for a lower level. Also in the basement, you’ll find 2 additional bedrooms, both with legal egress windows and a second fully renovated 4-piece bathroom. This home has been meticulously updated from top to bottom: all PolyB plumbing has been fully replaced with PEX throughout, giving buyers peace of mind. The detached double garage provides secure parking and features a brand-new roof. The fully fenced backyard features a renewed deck and private outdoor space for kids, pets, or entertaining with no immediate neighbours to one side, with a rock ledge garden on the side of the property. Living in Macewan means direct access to Nose Hill Park’s extensive walking, biking, and off-leash trails, along with local green spaces including Macewan Glen Park. Families will appreciate

nearby schools such as Simons Valley School, Monsignor N. Anderson School, and Queen Elizabeth High School, while Beddington Towne Centre and Creekside Shopping Centre are just minutes away for everyday groceries, dining, and services. Quick access to 14 Street NW, Shaganappi Trail, and Country Hills Boulevard makes commuting across the city easy. With over 1,700 sq ft of total living space, this home offers more usable living space than its footprint suggests, all wrapped in a worry-free, move-in-ready package. Nothing to do here but unpack. Book your showing today!

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