

# \$590,000 - 24 MacEwan Meadow Link Nw, Calgary

MLS® #A2205637

**\$590,000**

3 Bedroom, 1.00 Bathroom, 884 sqft

Residential on 0.09 Acres

MacEwan Glen, Calgary, Alberta

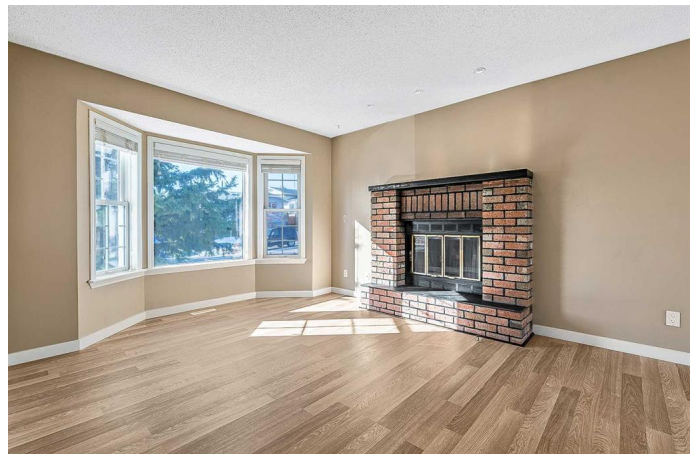
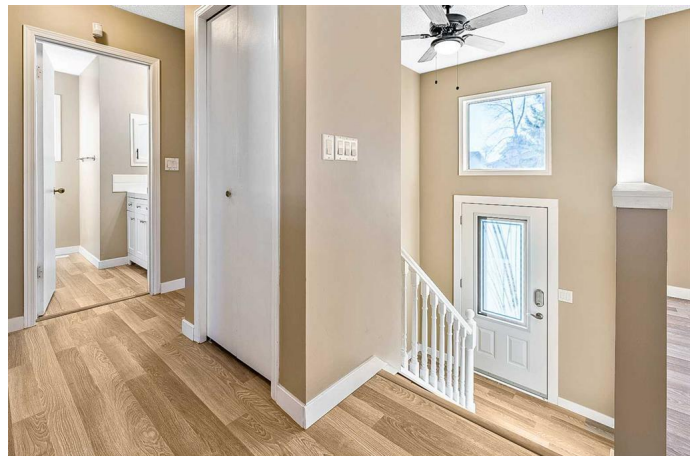
Welcome to 24 MacEwan Meadow Link NW, a charming bi-level home located on a quiet street in the desirable community of MacEwan Glen, Calgary. This beautifully updated 883 sq ft home features 2 bedrooms above grade, 1 fully renovated bathroom, and an additional bedroom in the fully developed walk-up basement, offering great flexibility for a home office, guest space, or growing family.

The home has been extensively updated with modern finishes, including a brand new Samsung stainless steel appliance package (fridge, stove, dishwasher, and range hood), new laminate countertops, a new sink, and faucet, and new light fixtures throughout. The bathroom has been entirely redone with a new vanity, tub surround, toilet, and fixtures. Enjoy the durability and sleek design of new laminate flooring throughout the main level.

Key mechanical updates include a newer furnace, hot water tank and a water filtration system, providing peace of mind for years to come. The front-load washer and dryer are also in excellent working condition, offering convenience and efficiency.

The oversized double garage is fully insulated, with a new garage door and motor. The home also boasts all-new windows and doors (installed in 2010), enhancing energy efficiency and comfort.

Situated close to schools, parks, and walking paths, this home offers the perfect balance of tranquility and convenience. Don't miss the opportunity to own this move-in-ready



home!

Built in 1986

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205637    |
| Price          | \$590,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 884         |
| Acres          | 0.09        |
| Year Built     | 1986        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 24 Macewan Meadow Link Nw |
| Subdivision | MacEwan Glen              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3K 3H4                   |

### Amenities

|                |   |
|----------------|---|
| Utilities      | Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Water Connected, Cable Internet Access, Phone Available |
| Parking Spaces | 2   |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear, Oversized, Insulated   |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Laminate Counters, Separate Entrance                           |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |

|                 |   |
|-----------------|---|
| Heating         | Fireplace(s), Forced Air, Natural Gas   |
| Cooling         | None                                    |
| Fireplace       | Yes                                     |
| # of Fireplaces | 1                                       |
| Fireplaces      | Brick Facing, Living Room, Wood Burning |
| Has Basement    | Yes                                     |
| Basement        | Finished, Full                          |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Private Yard  |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Level |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 5                |
| Zoning         | R-CG             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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