

# \$699,000 - 95 Macewan Meadow Way Nw, Calgary

MLS® #A2267009

**\$699,000**

4 Bedroom, 3.00 Bathroom, 1,757 sqft

Residential on 0.09 Acres

MacEwan Glen, Calgary, Alberta

Situated in the NW community of MacEwan, this 4 level split backs onto green space and offers comfort, style, and convenience. Bright, open-concept living and dining room are highlighted by vaulted ceilings and rich hardwood floors which give a spacious and inviting feel. Clean, modern kitchen features oak cabinets, granite counters, and large windows for natural light. The kitchen flows seamlessly into the family room. This space is perfect for entertaining or everyday living. The family room features a cozy wood-burning fireplace with brick accents, built-in shelving, and views to the West backyard. The main floor bedroom offers great flexibility for guests or extended family. This flex space also works as an office or library. A convenient newly renovated 3 piece bath completes this level. Upper floor primary suite is a large space with walk-in closet, new 3 piece bath including walk in shower and sightlines to the green space. Two more bedrooms and renovated 4-piece bath complete this floor. New vinyl plank flooring has been installed on this level. Freshly painted, the basement awaits your design ideas. An insulated, drywalled double attached garage will keep your vehicles warm this winter and offers more storage. The west-facing backyard is a tranquil space with mature trees, no rear neighbors and green space beyond. This home has been well maintained and is freshly painted. There are new light fixtures, newer furnace, and hot water tank. For your comfort, insulation has



been added to the attic, and vented fans added to the bathrooms. Of course, there is A/C for the warmer months. MacEwan Park offers pickleball and tennis courts, playing fields and a playground right outside your door! Nose Hill Park is a short drive or bike ride away. An easy commute to downtown, U of C, and SAIT.

Built in 1986

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2267009      |
| Price          | \$699,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,757         |
| Acres          | 0.09          |
| Year Built     | 1986          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 95 Macewan Meadow Way Nw |
| Subdivision | MacEwan Glen             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3K 3H9                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                                                                                     |
| Cooling           | Central Air                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                            |
| Fireplaces        | Wood Burning                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full                                                                                                                                         |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                        |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Brick, Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-CG               |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.