



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**565 MACEWAN Drive, Calgary T3K 3A4**

MLS®#: **A2158105**      Area: **MacEwan Glen**      Listing Date: **09/13/24**      List Price: **\$509,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1989**  
 Lot Information  
 Lot Sz Ar: **3,078 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Level,Rectangular Lot**  
 Park Feat: **Off Street,Other,Rear Drive,Stall**

Finished Floor Area  
 Abv Sqft: **1,000**  
 Low Sqft:  
 Ttl Sqft: **1,000**

DOM

**6**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Private Entrance,Private Yard**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Linoleum,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`2" x 11`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 9`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 9`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`7" x 10`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`5" x 6`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 8`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 8`11"</b>	<b>Family Room</b>	<b>Basement</b>	<b>18`2" x 16`7"</b>
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>13`11" x 11`7"</b>	<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>9`11" x 8`0"</b>
<b>Walk-In Closet</b>	<b>Basement</b>	<b>8`0" x 6`4"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`0" x 4`4"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>14`2" x 6`5"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

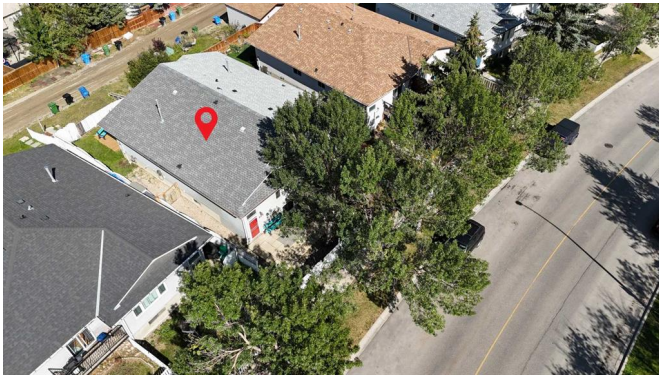
**9010093**

Remarks

Pub Rmks: **OPEN HOUSE SAT SEP 21ST 2:00 PM TO 4:00 PM \*\*\*Welcome home to your beautifully updated 4-bedroom bi-level in the sought-after community of MacEwan Park! This fully developed home with over 1988 sqft home has been well maintained, showcasing an open-concept design that seamlessly blends modern elegance with everyday comfort. Step into the bright and inviting living room, flooded with natural light from an abundance of large windows and featuring a projector TV home theater experience! The heart of this home is the stylish kitchen, a culinary enthusiast's dream, featuring a stunning centre island topped with rich butcher block, and chic taupe-toned cabinetry. Adjacent is a charming dining area perfect for hosting family and friends. The main floor offers three well-appointed bedrooms, one of which boasts a private balcony—an ideal spot for morning coffee or an evening retreat. A beautifully updated 4-piece bathroom completes this level. Downstairs, the fully finished basement. It includes a luxurious primary suite (w large egress window) with a massive walk-in closet and an elegant ensuite. Indulge in the spa-like atmosphere of the designer ensuite, complete with a stylish bubble jet soaker tub, an oversized separate shower, and plenty of storage. Additionally, this level offers a spacious family room, perfect for relaxation or entertaining, along with a versatile office or flex space to suit your lifestyle needs. Outside, the fully landscaped and fenced yard is an outdoor oasis. Enjoy sun-soaked afternoons on the private patio, watch the kids play on the lawn, or let your pets roam free. There's even additional 2 car parking at the rear of the property for your convenience. This stunning home is ideally located close to all the amenities you could want, including parks, shopping, public transit, and the natural beauty of Nose Hill Park. Don't miss the chance to make this dream home your reality!**

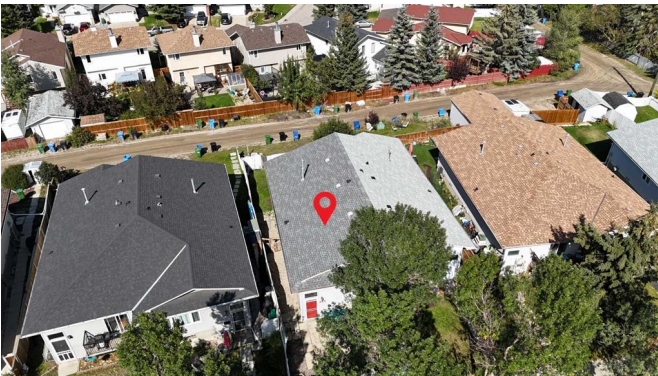
Inclusions:  
Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





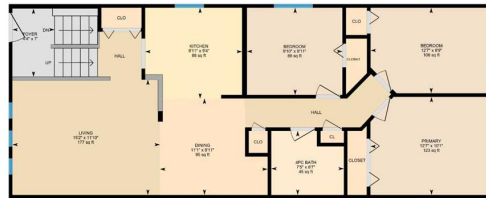






**565 Macewan Dr NW, Calgary, AB**

Main Floor Exterior Area 959.09 sq ft  
Interior Area 947.26 sq ft



PREPARED: 2024/09/13



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**565 Macewan Dr NW, Calgary, AB**

Basement (Below Grade) Exterior Area 969.26 sq ft  
Interior Area 873.87 sq ft



PREPARED: 2024/09/13



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