



THE
A-TEAM

**RE/MAX
FIRST**

68 MACEWAN Drive, Calgary T3K 2P7

MLS® #: **A2162323** Area: **MacEwan Glen** Listing Date: **09/03/24** List Price: **\$560,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1982** Abv Sqft: **1,078**
Lot Information Low Sqft:
 Lot Sz Ar: **4,004 sqft** Ttl Sqft: **1,078**
 Lot Shape:

DOM

15
Layout
 Beds: **6 (3 3)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 9`4"	Bedroom	Main	12`9" x 11`1"
Bedroom	Main	12`10" x 13`1"	Bedroom	Main	9`5" x 8`10"
Kitchen	Main	12`4" x 14`11"	Living Room	Main	15`5" x 16`7"
4pc Ensuite bath	Basement	9`7" x 9`1"	Bedroom	Basement	10`9" x 14`8"
Bedroom	Basement	9`3" x 11`9"	Bedroom - Primary	Basement	14`10" x 17`0"

Furnace/Utility Room

Basement

19`11" x 15`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1

8111720

Remarks

Pub Rmks:

*****Charming Bilevel Home in Macewan Glen - Perfect for Families or Investors.*** Nestled in the highly sought-after community of Macewan Glen, this charming bilevel home offers a fantastic opportunity for both end users and savvy investors. With six spacious bedrooms—three on the main level and three downstairs—this home is ideal for large families or investors. The main floor features a bright and airy living room that flows seamlessly into the dining area, perfect for entertaining or cozy family dinners. The kitchen is well-appointed, offering plenty of counter space and cabinetry for all your culinary needs. Three generously sized bedrooms and a full bathroom complete this level, providing comfortable living space for the entire family. The lower level is equally impressive, boasting three additional bedrooms, a second full bathroom, and a large family room. The flexibility of this space makes it perfect for a home office, gym, offering endless possibilities. Located in a quiet, family-friendly neighborhood, this home is close to parks, schools, and all the amenities Macewan Glen has to offer. Whether you're looking to settle down or invest in a property with great potential, this bilevel gem is a must-see! . .**

Inclusions:

Property Listed By:

NONE

PREP Realty

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