

# \$525,000 - 83 Macewan Park Heights Nw, Calgary

MLS® #A2255899

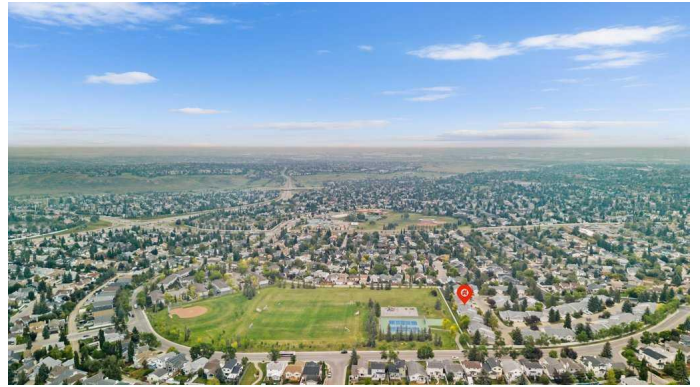
**\$525,000**

2 Bedroom, 3.00 Bathroom, 965 sqft

Residential on 0.00 Acres

MacEwan Glen, Calgary, Alberta

Are you looking for a QUIET BUNGALOW VILLA but need a location where grandkids have plenty to do? Do you love tennis or PICKLEBALL? How about a 55+ VILLA backing on a LARGE GREENSPACE with a PLAYGROUND, and TENNIS OR PICKLEBALL COURTS (surrounded by mature trees), two soccer fields and a baseball diamond, all visible from your back deck or living room! When you move into a HORIZON VILLAGE VILLA community you gain not only a lovely villa, but a whole new lifestyle with plenty of new friendships centered around the COMMUNITY CLUBHOUSE for social events (community gatherings, games of pool and more). Are you thinking of doing fewer chores and having more fun? You can THROW AWAY YOUR LAWNMOWER and your snow shovel here. Come see 83 Macewan Park Heights, an END-UNIT in a fantastic location! The front of this home is welcoming, NICE CURB APPEAL and nicely landscaped with an attractive sandstone retainer and a patio to sip your morning coffee. Step in the front door to this beautiful BUNGALOW with ATTACHED GARAGE. This villa is wide, giving lots of windows at the back of the home for PLENTY OF NATURAL LIGHT. AMAZING UPGRADES! You will love the vinyl plank flooring - durable and attractive! How about CENTRAL AIR CONDITIONING and TRIPLE PANE WINDOWS which are great for ENERGY EFFICIENCY and QUIETNESS. GREAT FLOOR PLAN. Two bedrooms on the



main level, one with a built-in hide-a-bed so you can use the space for an office or a guest bedroom. The PRIMARY BEDROOM has an ENSUITE BATHROOM that you don't find in many villa floor plans. The SPACIOUS U-SHAPED KITCHEN has open sight lines to the dining and living rooms, plus the outdoor deck, and the green space out back! You will love sitting on the PARTIALLY COVERED back DECK with a privacy wall, and aluminum railing with a gate at the stairs to keep the puppies or grandchildren safe. The LOWER LEVEL is FINISHED and has a SPACIOUS REC ROOM with TV area and an ATTRACTIVE CORNER GAS FIREPLACE to keep the basement cozy all year round, plus another full bathroom and a hobby room (or office area if you prefer). The main floor bathrooms have been BEAUTIFULLY RENOVATED! So many updates and upgrades! Recent improvements include: BASEMENT SURROUND SPEAKERS and CENTRAL AIR CONDITIONING in 2016. Three NEEW TOILETS plus a major upgrade to TRIPLE PANE PATIO DOOR and TRIPLE PANE WINDOWS throughout the home in 2018. UPGRADED THERMOSTAT and FAN FOR THE FIREPLACE in 2019. VINYL PLANK FLOORING plus a NEW DRIVEWAY in 2020. NEW DISHWASHER and WATER HEATER in 2021. Queen-sized MURPHY BED and a NEW WASHER in 2022. The main and ensuite BATHROOMS were very NICELY RENOVATED in 2021. NEW INTERIOR DOORS, BASEBOARDS and TRIM on the main level (plus new custom HUNTER DOUGLAS BLINDS) in 2023. NEW FRONT DOOR, SCREEN and A SMART LOCK in 2024, plus a NEW ROOF in 2024! Walking distance to Macewan Plaza or a short drive to several major shopping locations. There is great value in this villa! Book your showing today!

Built in 1989

## Essential Information

MLS® #	A2255899
Price	\$525,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	965
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Active

## Community Information

Address	83 Macewan Park Heights Nw
Subdivision	MacEwan Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3W6

## Amenities

Amenities	Clubhouse, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	No Smoking Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Tennis Court(s)
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 18th, 2025
Days on Market	2
Zoning	M-CGd44

## Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.