

627 Macewan Valley Road NW  
Calgary, Alberta

MLS # A2277932



## \$645,000

|                  |                               |               |                   |
|------------------|-------------------------------|---------------|-------------------|
| <b>Division:</b> | MacEwan Glen                  |               |                   |
| <b>Type:</b>     | Residential/House             |               |                   |
| <b>Style:</b>    | 2 Storey                      |               |                   |
| <b>Size:</b>     | 1,600 sq.ft.                  | <b>Age:</b>   | 1989 (37 yrs old) |
| <b>Beds:</b>     | 3                             | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Attached        |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                     |               |                   |
| <b>Lot Feat:</b> | Irregular Lot, Pie Shaped Lot |               |                   |

|                    |                                            |                   |      |
|--------------------|--------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Natural Gas, See Remarks                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Aluminum Siding , Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                                |                   |      |

**Inclusions:** N/A

Spacious two-story home in Macewan. Features include three bedrooms, full baths, a rec room in the basement, and a U-shaped kitchen. The living and dining area boasts vaulted ceilings. While some TLC may be needed, it offers a large, open pie-shaped lot, perfect for a family home.