

# \$548,000 - 137 Macewan Ridge Villas Nw, Calgary

MLS® #A2236349

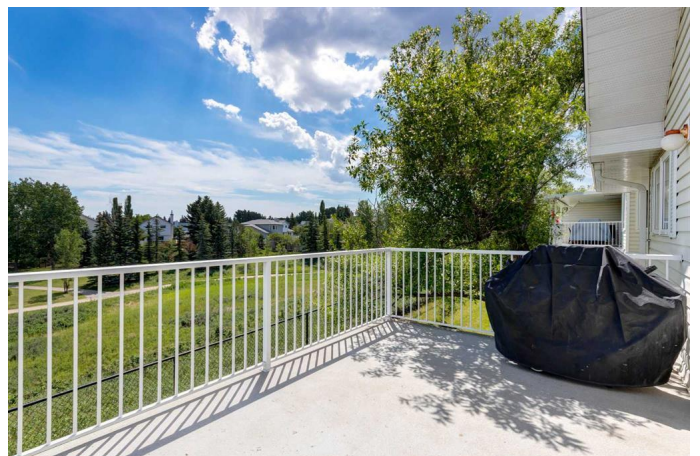
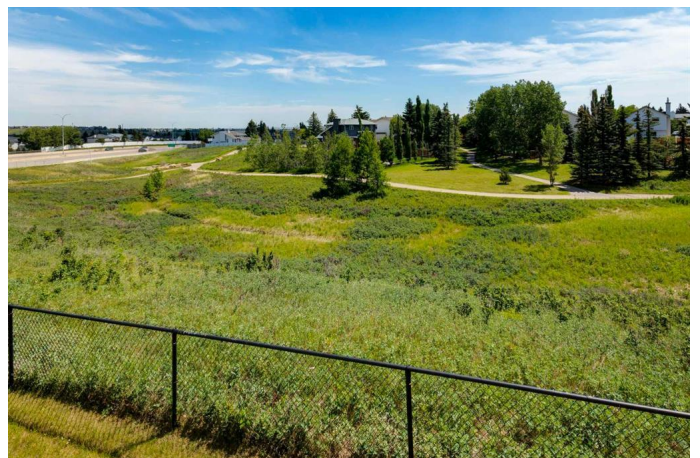
**\$548,000**

2 Bedroom, 3.00 Bathroom, 1,139 sqft

Residential on 0.12 Acres

MacEwan Glen, Calgary, Alberta

Welcome to this fully developed end unit in the highly desirable 55+ condo complex, backing onto a peaceful ravine! Offering over 2,200 square feet of thoughtfully designed living space. Freshly painted and move-in ready, this bright and inviting home features soaring vaulted ceilings in the living room and dining, creating an impressive sense of openness. The kitchen featuring the laundry closet seamlessly flows to the upper deck overlooking tranquil greenspace with walking paths—perfect for morning coffee or evening relaxation. Abundant natural light fills the home throughout the day. The spacious primary retreat includes a private 3-piece ensuite and dual closets to accommodate all your wardrobe needs. A second generously sized bedroom and a full 4-piece bathroom complete the main level. Downstairs, the open-concept walkout basement provides exceptional additional living space, featuring a cozy gas fireplace, a 3-piece bathroom, and plenty of room for storage. From here, step directly onto the poured concrete patio that expands your entertaining options. This friendly and quiet complex offers gated access to the nearby bike path, making it easy to enjoy walking or cycling adventures. Ideally located with quick access to major roadways and highways, you're just a short drive to the Calgary International Airport, Nose Hill Park, and local shopping amenities. Don't miss this opportunity to experience comfort, space, and convenience all in one beautifully



maintained home!

The spacious amenity-rich clubhouse offers something for everyone. Residents enjoy the convenience of individual mailboxes located right inside the building. On the main level, youâ€™ll find outdoor covered seating, perfect for relaxing or gathering with friends. Inside, the clubhouse features two pool tables, shuffleboard, and dartboards for endless entertainment. A library stocked with an extensive collection of books invites you to unwind in comfortable soft seating areas. a flat-screen TV makes it easy to catch the game or host movie nights. The clubhouse is also ideal for community events and private functions, offering plenty of tables and chairs, a stage with microphones, and a fully equipped kitchen on each floor to simplify food preparation, additionally there is elevator access between both levels, and two bathrooms on each floor. Be sure to check out the Virtual Tour Link for floor plans and virtual tours where you can take a "walk" throughout all the rooms of the home.

Built in 1992

**Essential Information**

MLS® #	A2236349
Price	\$548,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,139
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Active

## Community Information

Address	137 Macewan Ridge Villas Nw
Subdivision	MacEwan Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4G3

## Amenities

Amenities	Clubhouse, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Few Trees, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	3
Zoning	M-CG d35

**Listing Details**

Listing Office                      Real Estate Professionals Inc.

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