

137 Macewan Ridge Villas NW
Calgary, Alberta

MLS # A2236349

\$548,000

Division:	MacEwan Glen		
Type:	Residential/Five Plus		
Style:	Bungalow-Villa		
Size:	1,139 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 602
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d35
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s)		
Inclusions:	Gas BBQ and Cover		

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, you’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.