



## 283 Macewan Drive Calgary Alberta

\$690,000

Beautifully upgraded 3+1 bedroom, two-storey split home ideally located across from MacEwan Park & Playfield, with transit conveniently right in front of the house! Step into a bright, open layout featuring vaulted ceilings and a seamless flow between the living and dining areas. The modern white kitchen showcases quartz countertops, stainless steel appliances, a glass tile backsplash, double sink, and a cozy breakfast nook that opens to a west-facing deck with aluminum railing. Enjoy the inviting family room with a brick wood-burning fireplace, plus a main-floor laundry area and 2-piece bath. Upstairs offers three comfortable bedrooms, including a primary bedroom with his-and-hers closets, a tub ensuite, and a renovated 4-piece main bath. The basement (illegal) includes an additional bedroom and living space, perfect for guests or extended family. Recent upgrades include new siding and roof (2025), quartz counters throughout, LED lighting, new flooring, fresh paint, stainless steel appliances, and a newer hot water tank. The flat backyard with lane access provides space for a trailer. Just steps to Nose Hill Park, schools, and express bus routes downtown. (id:6769)

4pc Bathroom 9.08 Ft x 5.00 Ft  
4pc Bathroom 9.17 Ft x 5.00 Ft  
Bedroom 9.17 Ft x 11.50 Ft  
Bedroom 9.42 Ft x 10.58 Ft  
Primary Bedroom 10.67 Ft x 13.00 Ft  
Bedroom 10.67 Ft x 13.25 Ft  
Other 19.00 Ft x 11.17 Ft  
Storage 13.25 Ft x 12.83 Ft  
2pc Bathroom 7.00 Ft x 4.00 Ft  
Family room 9.83 Ft x 12.83 Ft

Kitchen 6.50 Ft x 17.25 Ft  
Other 4.08 Ft x 3.42 Ft  
Family room 13.00 Ft x 12.83 Ft  
Other 9.08 Ft x 4.25 Ft  
2pc Bathroom 3.33 Ft x 7.83 Ft  
Laundry room 8.92 Ft x 7.83 Ft  
Living room 11.92 Ft x 12.25 Ft  
Dining room 11.92 Ft x 7.92 Ft  
Other 9.50 Ft x 14.08 Ft

Listing Presented By:



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Real Broker

<http://www.nosstorkrealty.ca/>

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