



## 64 Macewan Park Rise Calgary Alberta

\$729,990

This beautifully updated two-storey detached home offers an exceptionally functional and income-oriented layout with a total of SEVEN rooms and a WALKOUT basement, making it a strong option for large families, multigenerational living, or investors seeking solid rental potential. It is also complemented by breathtaking VIEWS from all three levels, along with significant upgrades which have already been completed, providing both immediate comfort and long-term peace of mind for the next owner. The main floor features a well-appointed kitchen with a large central island, BRAND-NEW quartz countertops, BRAND-NEW faucets, stainless steel appliances, a BRAND-NEW hood fan and refrigerator, and ready plug-ins for both gas and electric stove options. A bright main-floor office or bedroom adds valuable flexibility for working from home or accommodating guests. The main living areas are enhanced by a modern knockdown ceiling, replacing the former popcorn finish, contributing to a clean and contemporary feel. Upstairs, four generously sized bedrooms provide ample accommodation, including a spacious primary retreat with additional room suitable for a sitting area or home office. Comfort is elevated throughout the home with in-floor heating, complemented by a traditional backup furnace. Additional upgrades include NEW TRIPLE-PANEL windows for improved year-round energy efficiency and a hot water tank installed in 2020. The WALKOUT basement features a separate entrance, its own kitchen, laundry, private thermostat, two good-sized bedrooms, a spacious living room, a BRAND-NEW shower tub, and NEW VINYL flooring. It is currently tenant-occupied, allowing buyers the opportunity to assume existing rental income immediately, offering excellent flexibility as a mortgage helper, extended family space, or long-term investment. Extensive plumbing upgrades have already been completed, with appr...

4pc Bathroom 2.84 M x 1.52 M

5pc Bathroom 3.94 M x 3.08 M

Bedroom 2.83 M x 3.89 M

Bedroom 2.83 M x 4.35 M

Bedroom 3.03 M x 3.47 M

Bedroom 2.86 M x 3.19 M

Bedroom 2.69 M x 3.18 M

Kitchen 4.00 M x 2.74 M

Recreational, Games room 4.34 M x 3.57 M

Storage 2.82 M x .81 M

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.

<https://www.wonderlandrealty.ca/>

**RE/MAX Realty Professionals**

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Primary Bedroom 3.50 M x 4.49 M

Other 2.88 M x 2.41 M

Other 1.16 M x 1.42 M

Other 2.59 M x 1.28 M

4pc Bathroom 2.69 M x 1.51 M

Furnace 3.02 M x 2.22 M

2pc Bathroom 2.18 M x .81 M

Dining room 4.15 M x 2.58 M

Bedroom 4.07 M x 4.39 M