

— MACEWAN GLEN —

130 MACEWAN PARK WAY NW



Stella Minae Keck

587-580-8543

stella@themckelviegroup.com

themckelviegroup.com



THE **MCKELVIE** GROUP

CALGARY & AREA | REAL ESTATE

real
Real Broker

130 MACEWAN
PARK WAY NW

For over 30 years, this home has belonged to one family. Now it's ready for its next chapter, and for someone new to write it.

This semi detached home in MacEwan Glen offers over 1,000 sq ft with 3 bedrooms and 1.5 baths. It's a blank canvas waiting for your vision, where you can choose every finish and shape each room around the way you live. Some of the important pieces are already taken care of. No Poly B, a newer hot water tank, and a generously sized double detached garage built in 2021.

Step outside and MacEwan Glen welcomes you with mature trees and the calm of a low density neighbourhood. Parks and pathways run all through it, and Nose Hill Park is minutes away for morning walks and weekend wandering. When it's time to head out, Country Hills Blvd, Shaganappi Trail, 14 St and Stoney Trail make your commute easy in every direction. This is exceptional value for a semi detached home in NW Calgary, and your chance to make a home that is truly yours.



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130 Macewan Park Way NW Calgary, AB T3K 3E7

Residential

Active

A2351619



PD:

DOM: 4

LP: \$400,000.00

OP: \$400,000.00

Class:	Semi Detached (Half Duplex)	City:	Calgary
County:	Calgary	Subdivision:	MacEwan Glen
Type:	Duplex	Ttl Beds:	3
Levels:	Two	F/H Bth:	1/1
Year Built:	1981	RMS SQFT:	1,133.89
LINC#:	0015489511	LP/SF:	\$352.77
Arch Style:	2 Storey, Attached-Side by Side	Suite:	No
# Beds on Main:	0	# EnSuites:	0
# Illegal Suite:	0	# Legal Suite:	0
Possession:	Immediate, Negotiable	Lot Size:	2454 SF 227.98 SM
Lot Dim:		Lot Depth:	M'
Front Length:	7.49M 24'7"	Lot:	19
Legal Desc:	8111720;9;19	Condo:	No
Legal Pln:	8111720	Blk:	9
Zoning:	R-C2	Tax Amt/Yr:	\$2,892.00/2026
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	S
Restrict:	None Known		

Recent Change: **10/15/2026 : NEW**

Public Remarks: For over 30 years, this home has belonged to one family. Now it's ready for its next chapter, and for someone new to write it. This semi detached home in MacEwan Glen offers over 1,000 sq ft with 3 bedrooms and 1.5 baths. It's a blank canvas waiting for your vision, where you can choose every finish and shape each room around the way you live. Some of the important pieces are already taken care of. No Poly B, a newer hot water tank, and a generously sized double detached garage built in 2021. Step outside and MacEwan Glen welcomes you with mature trees and the calm of a low density neighbourhood. Parks and pathways run all through it, and Nose Hill Park is minutes away for morning walks and weekend wandering. When it's time to head out, Country Hills Blvd, Shaganappi Trail, 14 St and Stoney Trail make your commute easy in every direction. This is exceptional value for a semi detached home in NW Calgary, and your chance to make a home that is truly yours.

Directions:

Rooms & Measurements

Baths:	1P	2P	3P	4P	5P	6P	Bed Abv:	3	Main:	52.62	Mtr2	566.37	SqFt
EnSt Bth:	0	1	0	1	0	0	Rms Abv:	6	Upper:	52.72	Mtr2	567.52	SqFt
	0	0	0	0	0	0			Blw Grade:	47.17	Mtr2	507.75	SqFt
									Total AG:	105.34	Mtr2	1,133.89	SqFt
Garage Dims (L x W):	21'3" x 23'3"												

Property Information

Basement:	Full	Laundry Ft:	In Basement
Basement Dev:	Partially Finished	Basement Ft:	None
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Metal Siding, Wood Frame	Fireplaces:	1/Living Room, Stone, Wood Burning
Foundation:	Poured Concrete	Flooring:	Carpet, Linoleum
Exterior Feat:	Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Patio/Porch:	Front Porch
Reports:	Floor Plans, RMS Supplements, Title		
Parking:	220 Volt Wiring, Alley Access, Double Garage Detached, Insulated	Total:	2
Features:	Ceiling Fan(s), Laminate Counters		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths		
Lot Features:	Back Lane, Back Yard, Front Yard, Rectangular Lot		
Goods Include:	N/A		
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer		
Other Equip:	None		
Goods Exclude:	N/A		
Reg Size Incl:		Floor Location:	Ground

Rooms

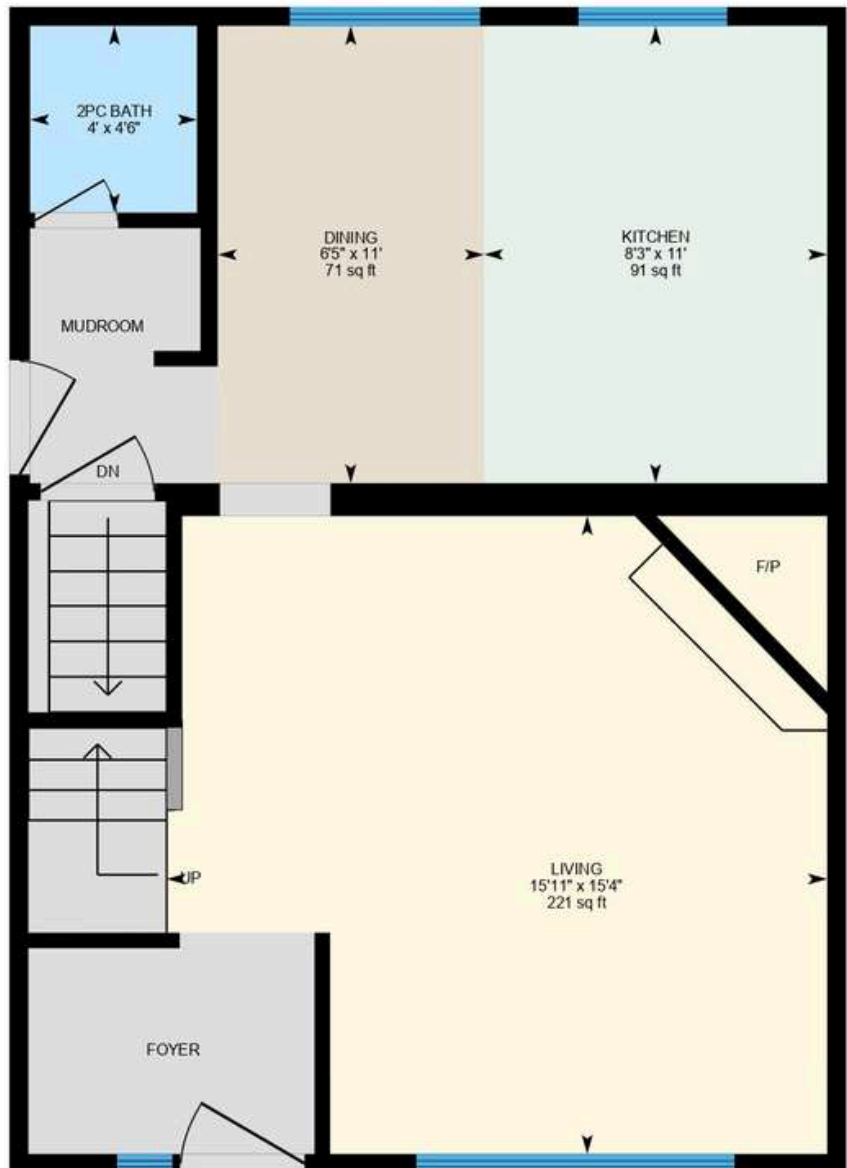
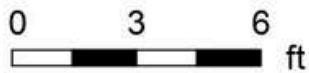
Type	Level	Dimensions		Type	Level	Dimensions	
2pc Bathroom	Main	4'0" x 4'6"	1.22M x 1.37M	Dining Room	Main	6'5" x 11'0"	1.96M x 3.35M
Kitchen	Main	8'3" x 11'0"	2.51M x 3.35M	Living Room	Main	15'11" x 15'4"	4.85M x 4.67M
4pc Bathroom	Upper	7'3" x 7'2"	2.21M x 2.19M	Bedroom	Upper	9'0" x 11'0"	2.74M x 3.35M
Bedroom	Upper	11'7" x 10'4"	3.53M x 3.15M	Bedroom - Primary	Upper	11'7" x 14'2"	3.53M x 4.32M
Laundry	BSMT	13'9" x 12'9"	4.19M x 3.89M	Game Room	BSMT	18'4" x 12'5"	5.59M x 3.79M
Furnace/Utility Roo	BSMT	5'7" x 6'2"	1.70M x 1.88M				

THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
566.37 SQ. FT.

INTERIOR AREA:
522.89 SQ. FT.



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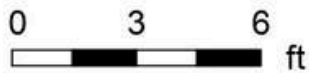
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THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
567.52 SQ. FT.

INTERIOR AREA:
523.99 SQ. FT.



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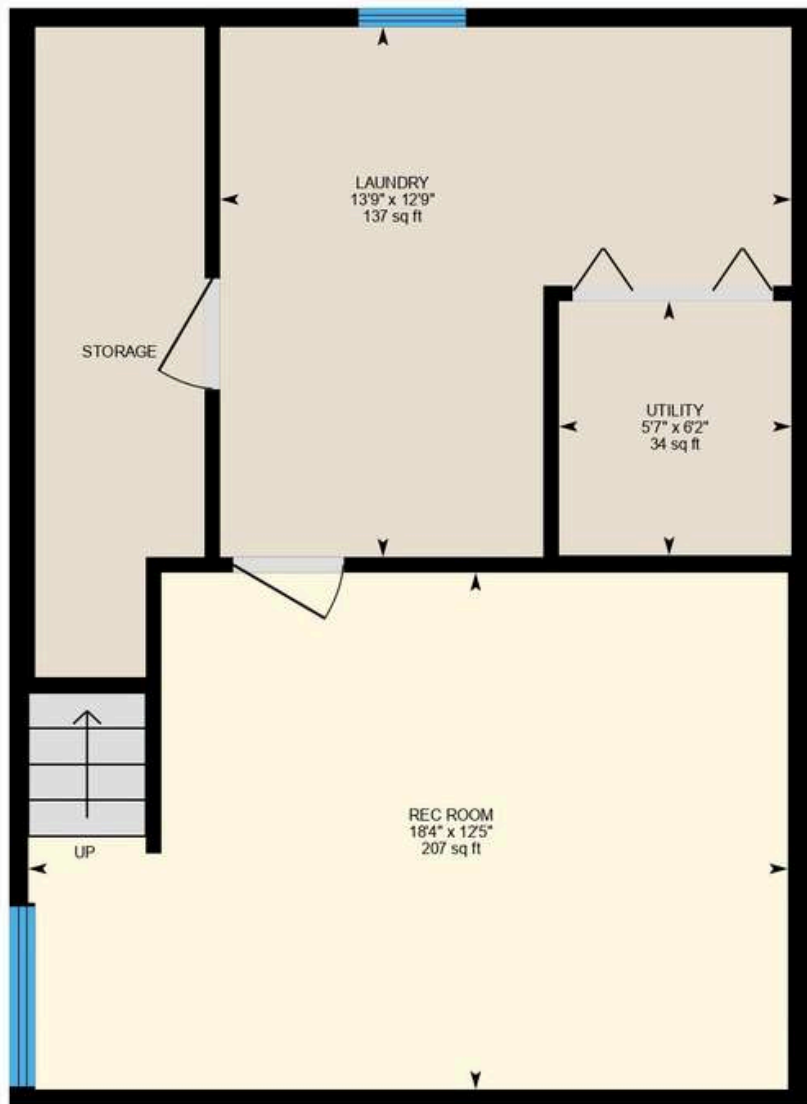
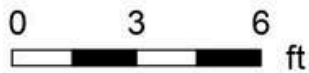
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THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
507.75 SQ. FT.

INTERIOR AREA:
466.56 SQ. FT.



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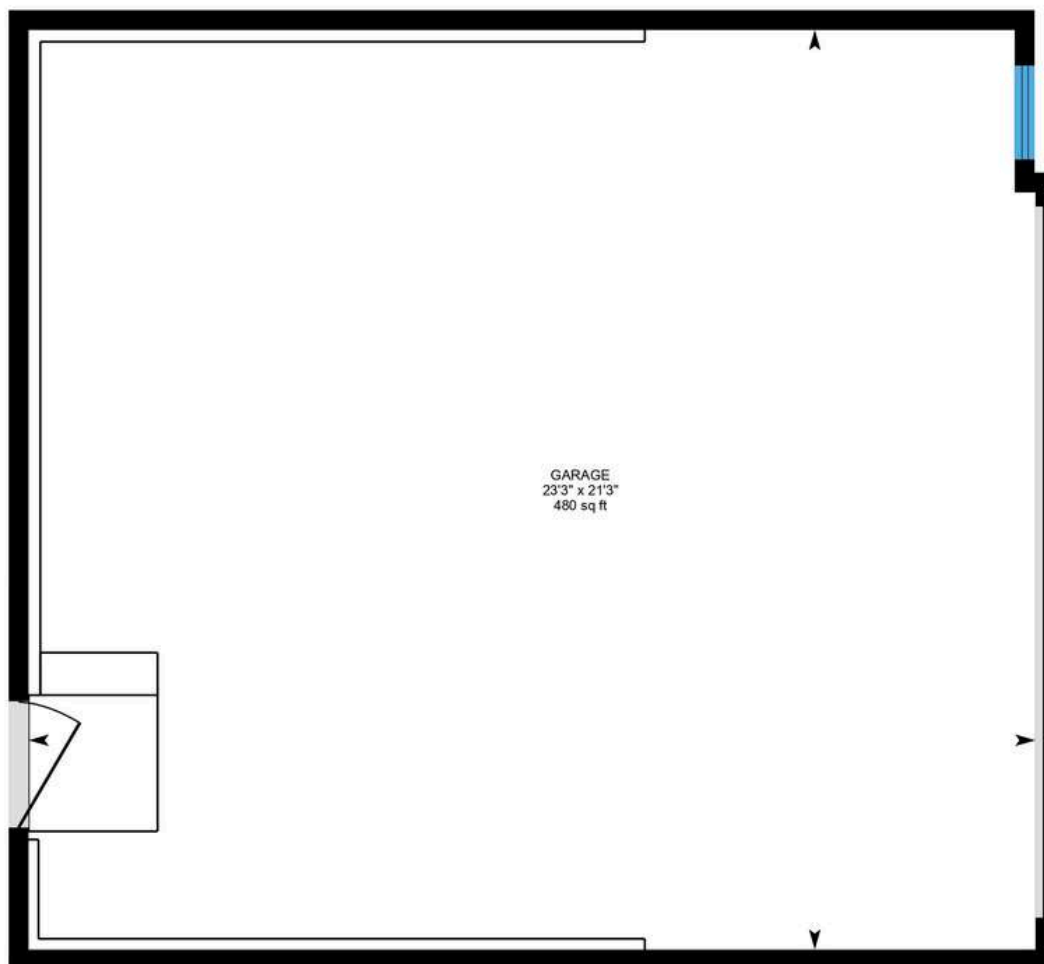
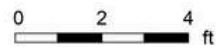
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THE FLOOR PLAN

DETACHED GARAGE:

EXCLUDED AREA: 499.76 SQ. FT.



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ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 4' x 4'6" | 18 sq ft
Dining: 6'5" x 11' | 71 sq ft
Kitchen: 8'3" x 11' | 91 sq ft
Living: 15'11" x 15'4" | 221 sq ft

2ND FLOOR

4pc Bath: 7'3" x 7'2" | 45 sq ft
Bedroom: 9' x 11' | 88 sq ft
Bedroom: 11'7" x 10'4" | 119 sq ft
Primary: 11'7" x 14'2" | 144 sq ft

BASEMENT

Laundry: 13'9" x 12'9" | 137 sq ft
Rec Room: 18'4" x 12'5" | 207 sq ft
Utility: 5'7" x 6'2" | 34 sq ft

New Building

DETACHED GARAGE

Garage: 21'3" x 23'3" | 480 sq ft

Main Building

MAIN FLOOR

Interior Area: 522.89 sq ft
Perimeter Wall Thickness: 5.5 in
Exterior Area: 566.37 sq ft

2ND FLOOR

Interior Area: 523.99 sq ft
Perimeter Wall Thickness: 5.5 in
Exterior Area: 567.52 sq ft

BASEMENT (Below Grade)

Interior Area: 466.56 sq ft
Perimeter Wall Thickness: 5.5 in
Exterior Area: 507.75 sq ft

New Building

DETACHED GARAGE

All space is excluded

Total Above Grade Floor Area, Main Building

Interior Area: 1046.89 sq ft
Exterior Area: 1133.89 sq ft

Total Above Grade Floor Area, New Building

Excluded Area: 499.76 sq ft

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

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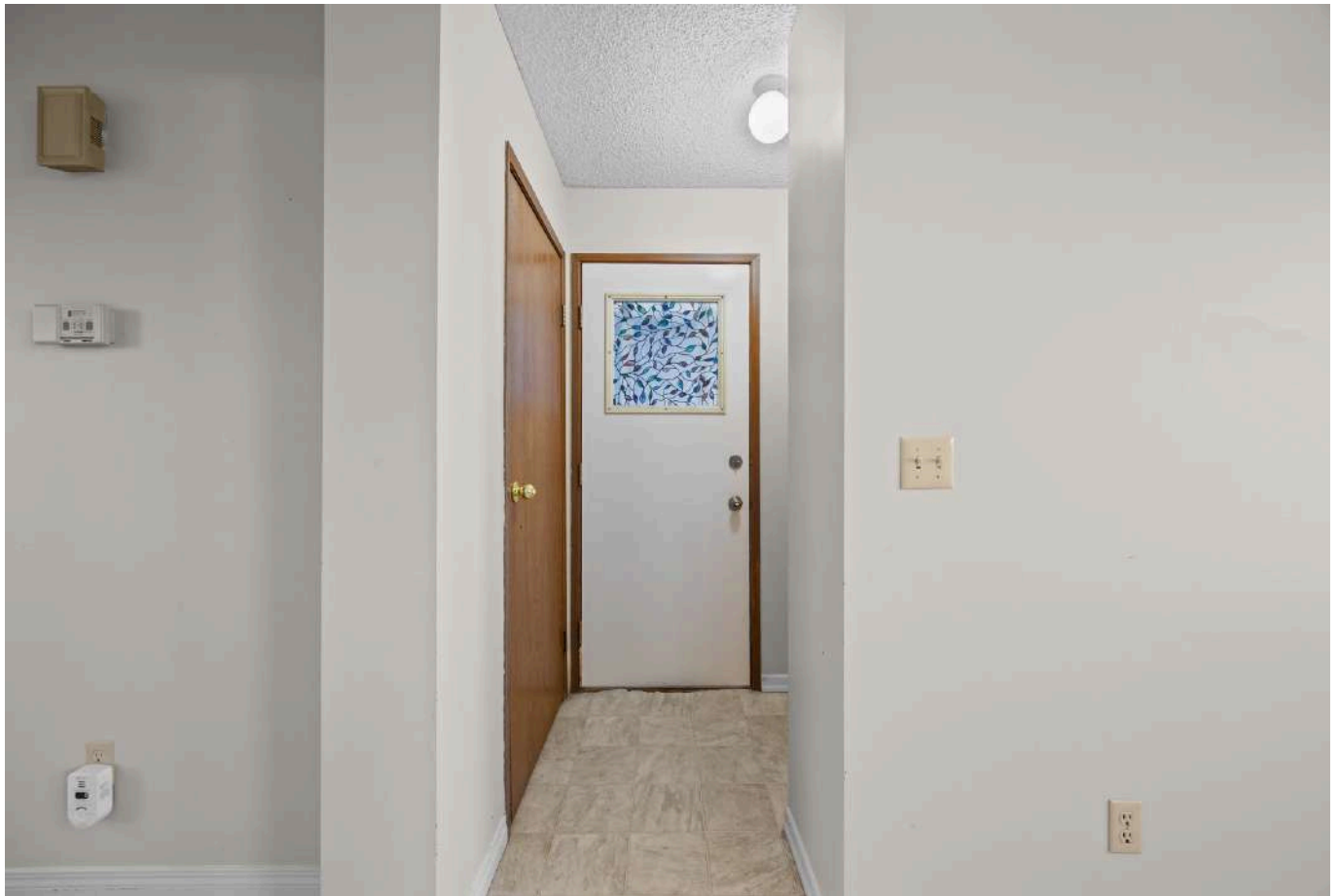












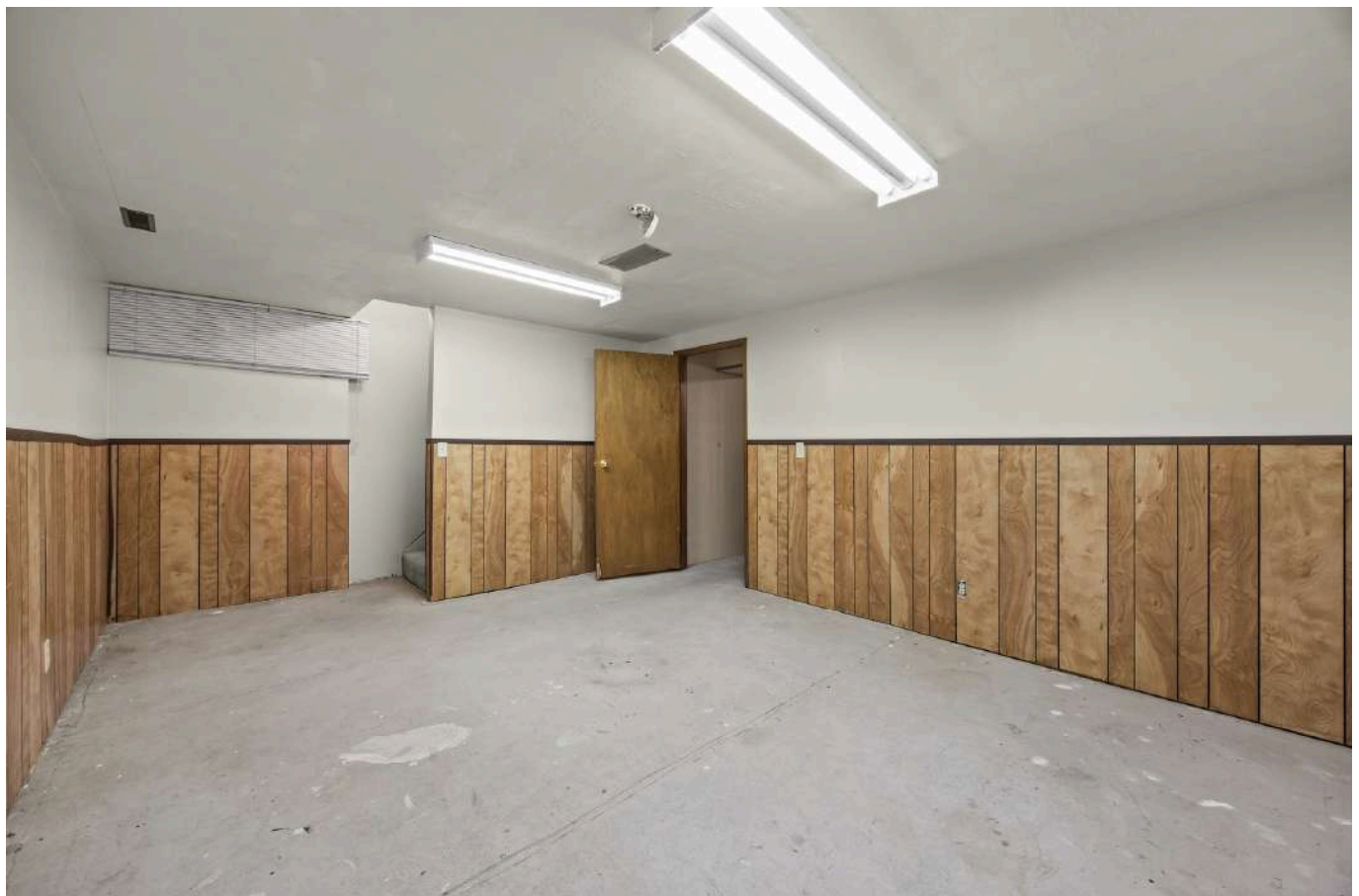


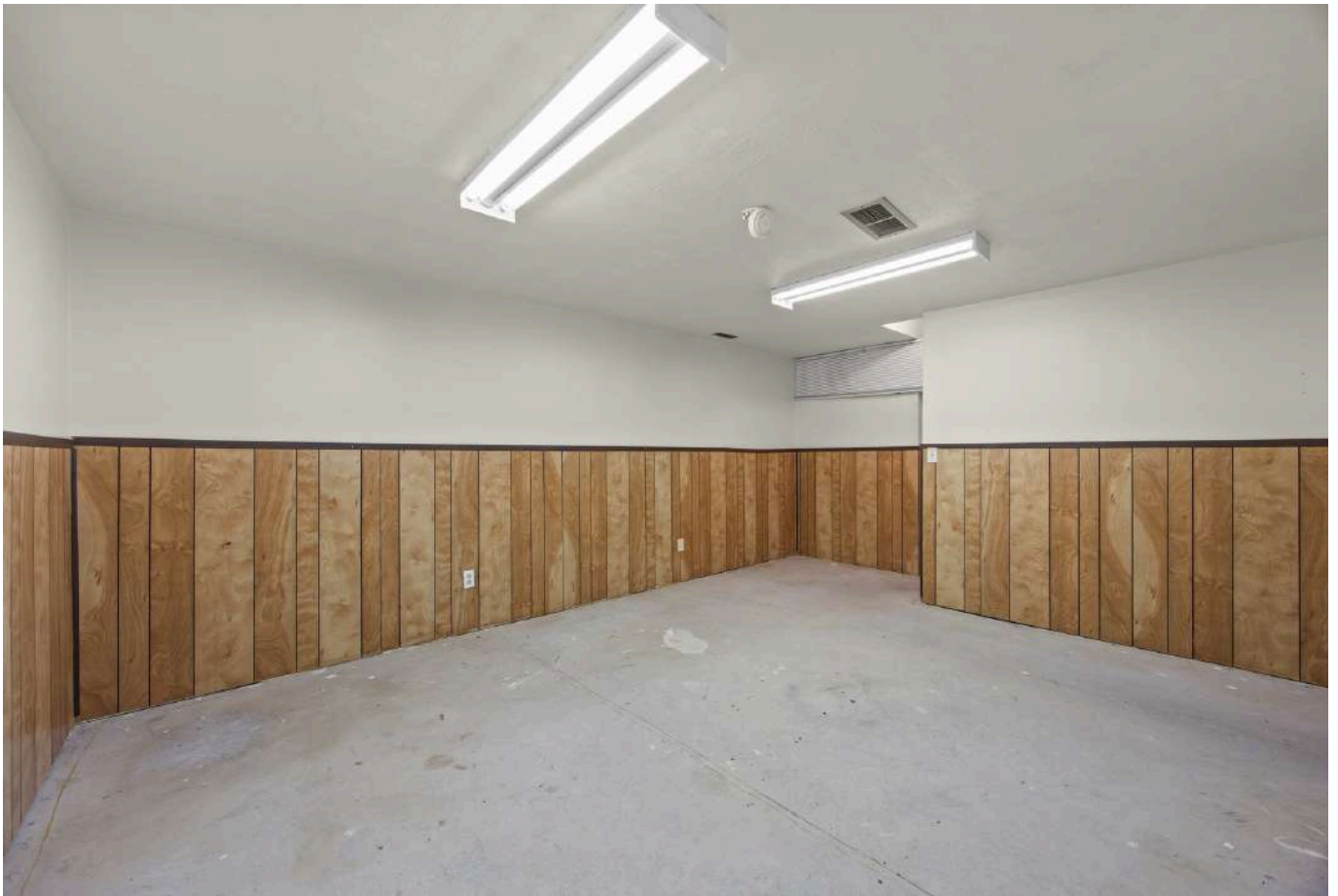
















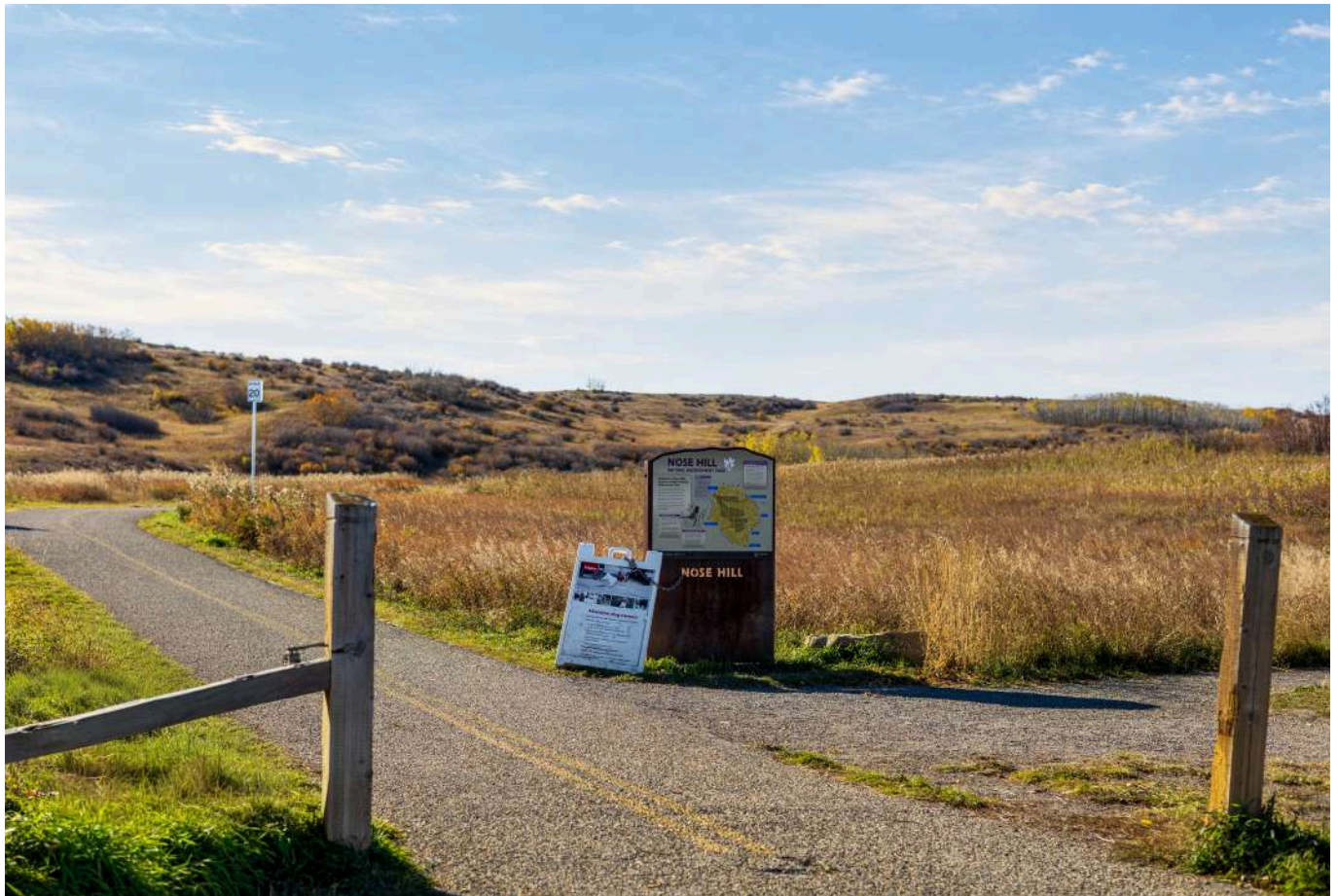




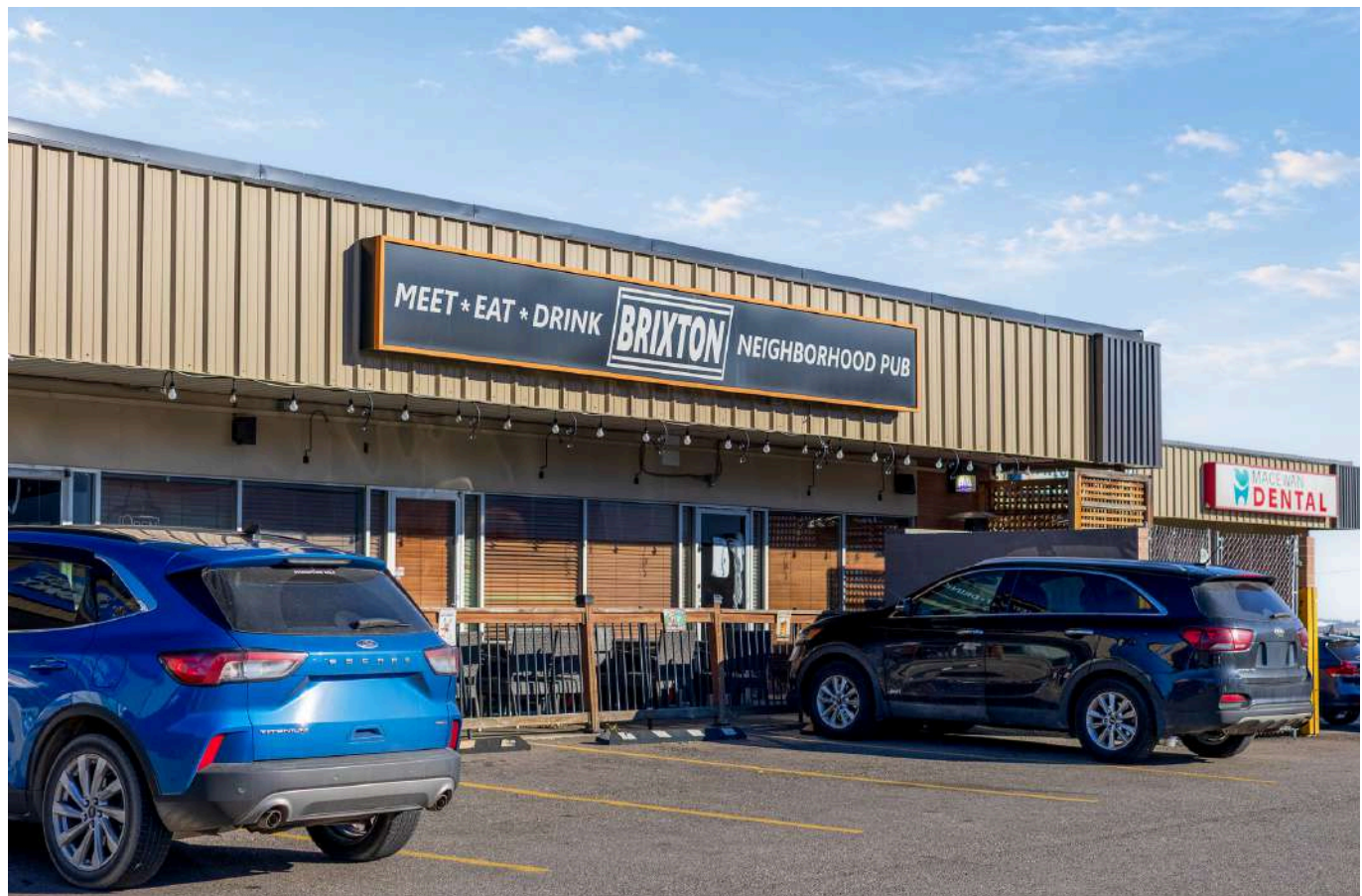




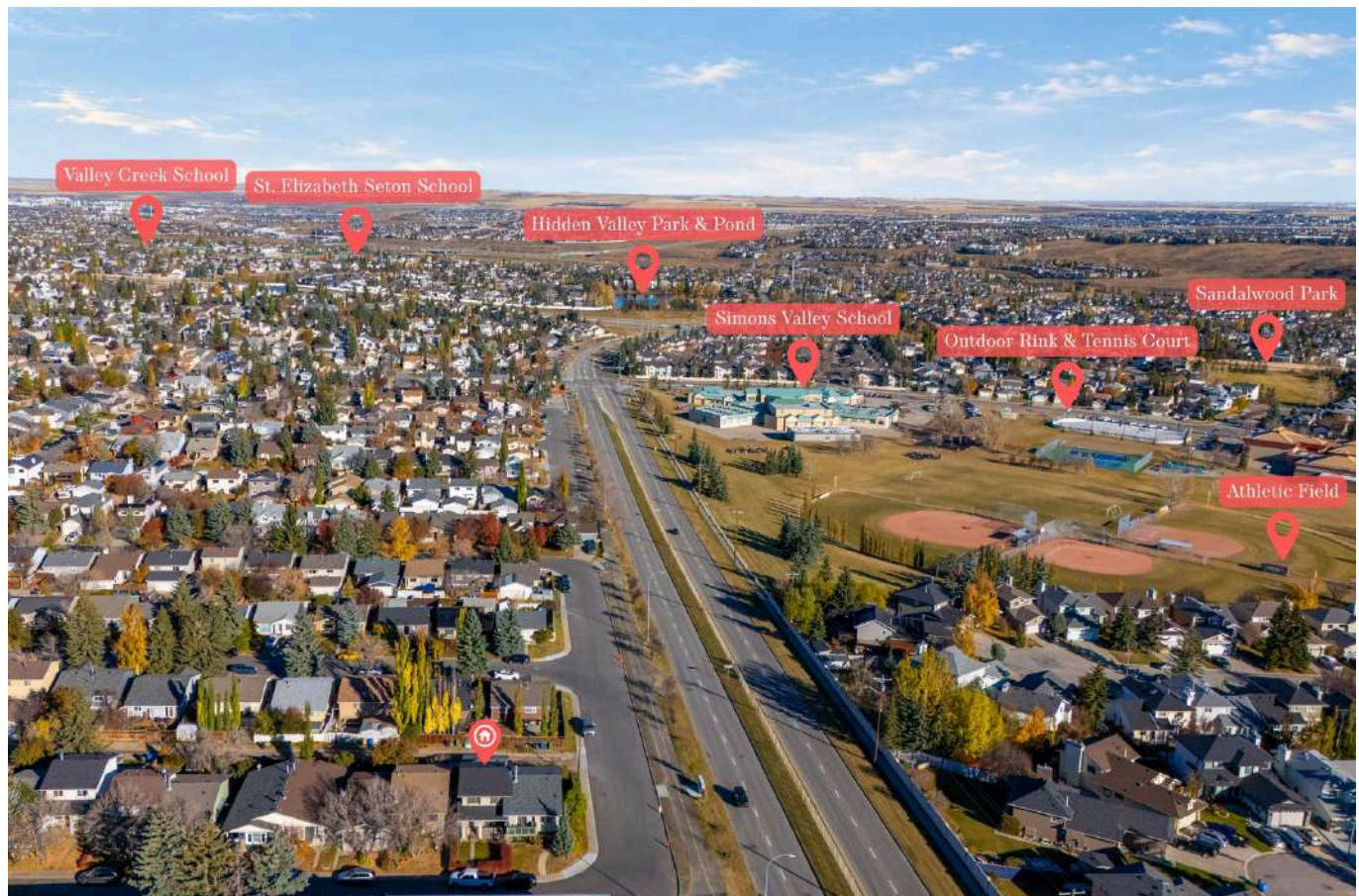










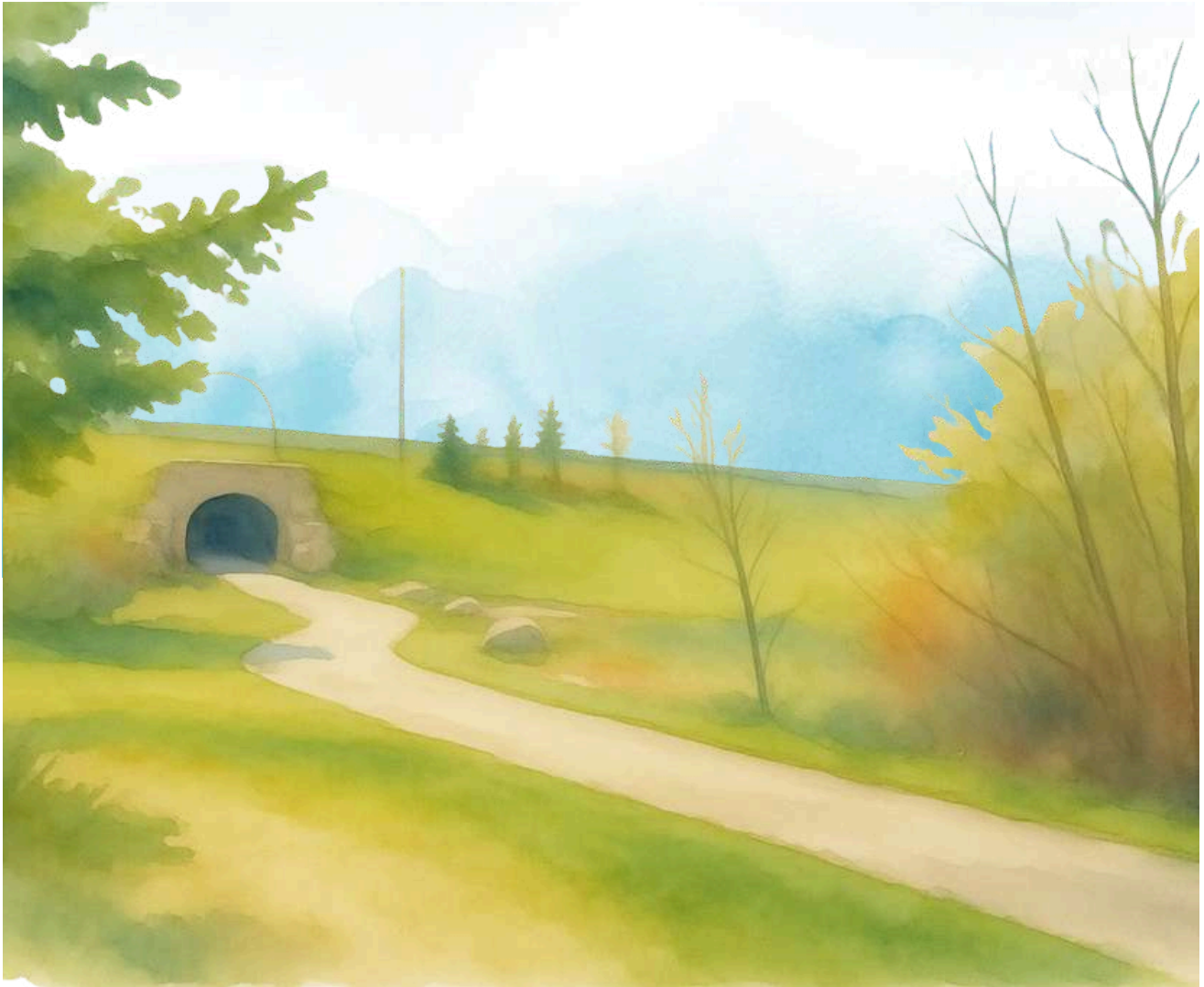






WELCOME TO

MACEWAN GLEN



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THE COMMUNITY

Welcome to MacEwan Glen

The relatively young community of MacEwan Glen is located directly north of Nose Hill Park and is bounded by Shaganappi Trail to the west, Country Hills Boulevard to the north and 14 street to the east. Land uses north of the community are generally agricultural, specifically grazing and cultivated land. The predominant land use within the community is single family residential. The topography of MacEwan Glen may generally be described as an upland plateau surrounded by gradually sloping land, except for significant coulees which provide for intermittent natural drainage. The land comprising MacEwan Glen was annexed to the city in two stages – in 1972, the southern portion of the community was acquired by the City, and in 1979, the remaining portion of the community was annexed.

MACEWAN GLEN SANDSTONE COMMUNITY ASSOCIATION

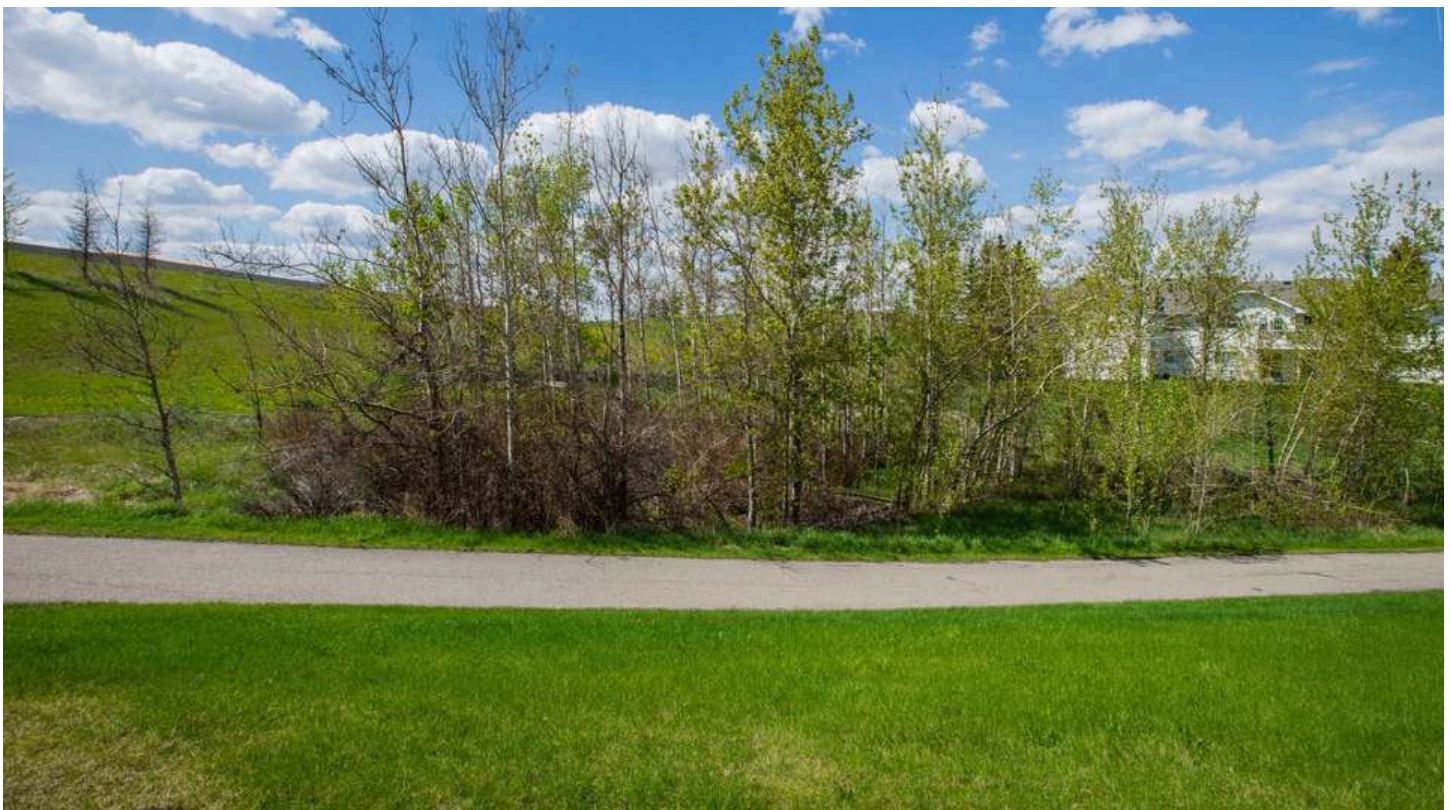
222 Sandarac Drive NW

General email: info@sandstonemacewan.com

<http://sandstonemacewan.com/>

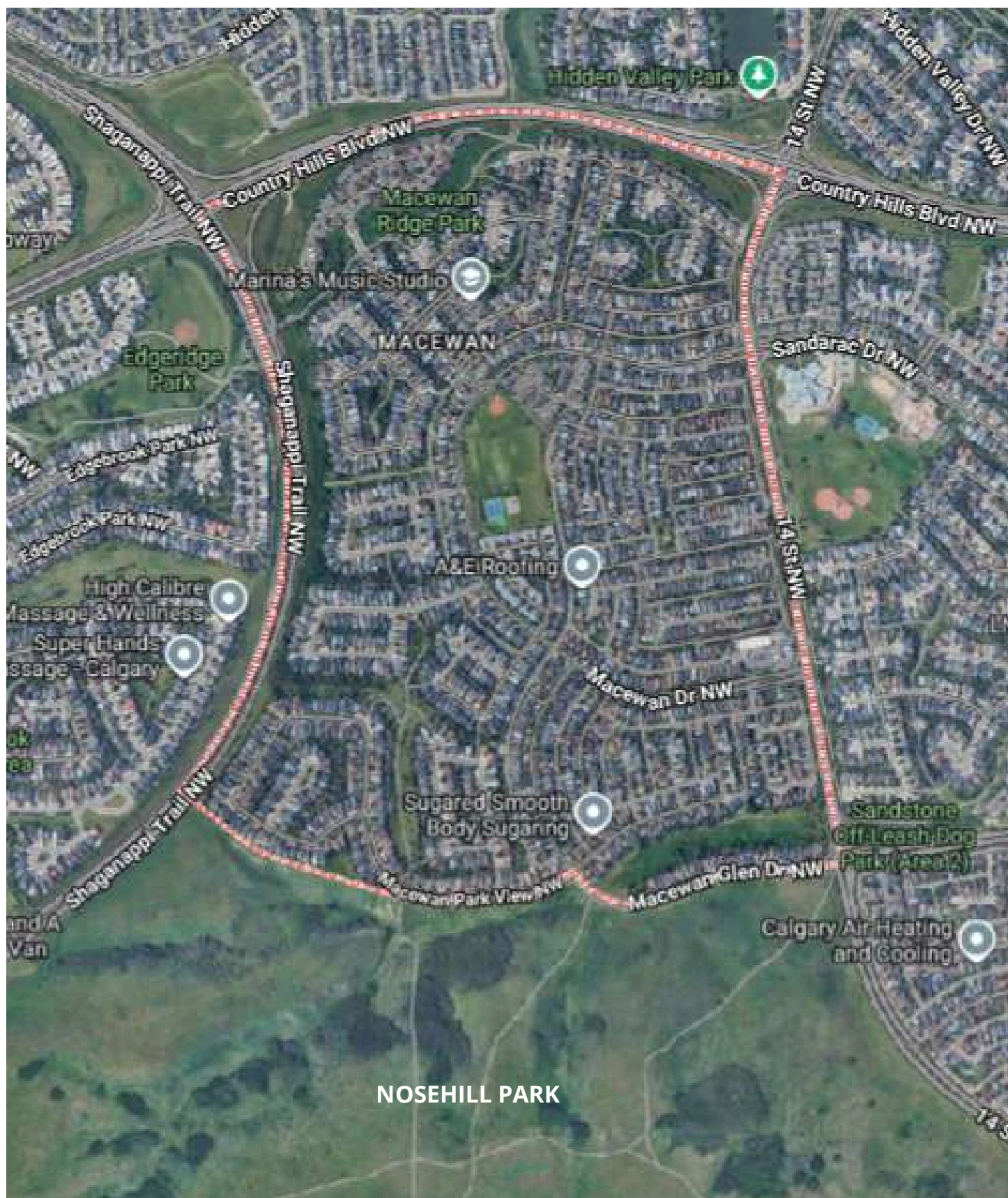
City of Calgary Profile:

<http://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/MacEwan-Glen.aspx>



THE COMMUNITY

WELCOME TO MACEWAN GLEN



PARKS & REC

MacEwan Glen Park - 332 Macewan Dr NW

Features Open fields, tennis courts, playground and tot lot.



NOSE HILL PARK

Nose Hill Park is a natural environment City Park in the NW which covers over 11 km² (4.2 sq. mi.) known for its abundant wildlife, hiking trails and archeological finds.

It the third largest urban park in Canada and one of the largest parks in North America & was created in 1980.



PARKING:

Nose Hill Parking Lot, 2888 Shaganappi Trail NW

Nose Hill Park 14th street parking lot, 14 St NW

Many Owls Valley Parking Lot, John Laurie Blvd & Brisebois Dr. NW

Nose Hill 64 Ave Parking Lot, 6465 14 St NW

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>



PUBLIC TRANSIT:

It is easy to get around as there are various bus routes throughout the neighbourhood.

<http://www.calgarytransit.com/schedules-maps>

PARKS & REC

SANDSTONE PARK -

Sandstone Dr NW

Features Open fields, playground and tot lot.



LIBRARIES

The Country Hills Library - Located in the VIVO Rec Centre

Sage Hill Library - 19 Sage Hill Passage NW. 403-260-2600

THORNHILL AQUATIC & RECREATION CENTRE -

Which offers a pool, steam room, hot tub and fitness facility.

6715 Centre St. NW. Phone: 403-268-2489

<http://www.calgary.ca/CSPS/Recreation/Pages/Pools/Thornhill.aspx>

BOWNESS PARK

Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating, Teahouse restaurant, Bow River access

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>



PARKS & REC CLOSE BY

VIVO REC CENTER

11950 Country Village Link NE Calgary

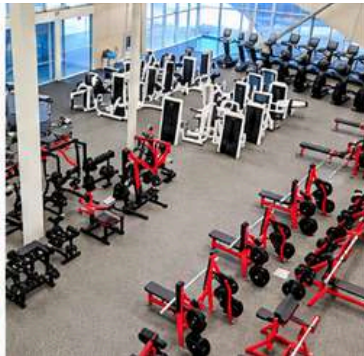
Phone: 403.532.1013

HOURS:

MONDAY – FRIDAY 5:30 AM – 10:30 PM

SATURDAY & SUNDAY 7:00 AM – 9:00 PM

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



SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

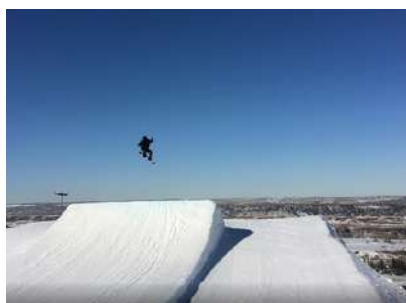
CANADA OLYMPIC PARK / WINSPORT

(summer and winter activities)

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW . 403-247-5452 ext. 4

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



THE COMMUNITY

OFF LEASH AREAS

Hidden Valley Area 1 Off Leash Dog Park

112 Hidden Point NW

Hidden Valley Area 2 Off Leash Dog Park

9900 Hidden Valley Dr NW

NOSEHILL PARK

5620 14 St NW

<https://www.calgary.ca/parks/off-leash-locations.html>



EDGEMONT WETLAND

9401 Edgebrook Blvd NW

35.5 hectares. Edgemont Ravine was so named because the network of ravines in northwest Calgary are completely surrounded by the community of Edgemont.

SERVICES

POLICE

CALL 911 for all emergencies.

Calgary Police Service

District 7 - Country Hills

11955 Country Village Link NE

Phone: (403) 428-6700

FIRE STATION

CALL 911 for all emergencies.

Household Hazardous Waste Drop-off -

Country Hills Fire Station No. 31

11955 Country Village Link NE

403-268-2489

Hidden Valley Fire Station No. 36

10071 Hidden Valley Dr NW, Calgary

SHOPS & SERVICES

GROCERY STORES

RC Superstore - 100 Country Village Rd NE

Sobeys - 500 Country Hills Blvd NE

Save-On-Foods - 225 Panatella Hill NW

Creekside Co-op - 12000 Symons Valley Rd NW

Walmart Super Centre - 35 Sage Hill Gate NW



MACEWAN PLAZA SHOPPING

16 Macewan Drive NW

Pub, gas station, liquor store, physio, dental, vets, hairdresser, pharmacy, cleaners and more!



Country Hills Town Centre

450 Country Hills Blvd NE

Movie theatre, Sobeys, Home Depot, restaurants, shops, Tim Hortons, banks, gas stations & services.

Panorama Hills Centre

177 Country Hills Blvd NW

McDonalds, liquor store, Starbucks, gas station & more.

Beacon Hill

11420 Sarcee Trail NW

Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants & more.

Crossiron Mills Mall

261055 Crossiron Blvd, Rocky View No.

44, AB T4A 0G3

<https://www.crossironmills.com/en/>

SERVICES

HOSPITALS

FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110
(Switchboard)

ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH CENTRE

OPEN 8AM TO 10PM DAILY
60 Grande Boulevard, Cochrane.
Phone: 403-851-6000

DENTISTS

MACEWAN DENTAL CENTRE

16 Macewan Dr NW #1
(403) 730-7630
<https://www.macewandental.com/>



WALK-IN CLINICS

PINNACLE MEDICAL CENTRES

1000 Hamptons Dr NW #500
403-777-2757
<http://www.pinnaclemedicalcentres.com/>

MEDICARE WALK-IN CLINIC & PHARMACY

103 70 Countryhills Landing NW
587-356-3793
<https://www.medicareclinic.org/>

AFINITY MEDICAL CLINIC

214 40 Country Hills Landing NW
587-349-0500
<https://affinitymedicalclinic.ca/>

VETS

VCA CANADA MACEWAN ANIMAL HOSPITAL

16 Macewan Dr NW
403-295-1929
<https://vcacanada.com/macewan/>

NORTH VETERINARY HOSPITAL

OPEN 24 Hours
4204 4th Street N.W.
403.277.0135
<https://vcacanada.com/calgarynorth/>

EDGEMONT VETERINARY CLINIC

8210 Edgebrook Dr NW #105, Calgary
(403) 239-4657
<https://edgemontvet.ca/>

SCHOOLS

PUBLIC SCHOOLS

Simons Valley School (K-6) PUBLIC

375 Sandarac Dr NW

Phone: 403-777-6660

<http://school.cbe.ab.ca/school/simonsvalley/>

Sir John A. Macdonald School (7-9) PUBLIC

6600 4 St NW Calgary

Phone: 403-777-7670

<https://sirjohnamacdonald.cbe.ab.ca/>

Queen Elizabeth High School (10-12) PUBLIC

512 18 St NW

Phone: 403-777-6380

<https://queenelizabethhs.cbe.ab.ca/>

CATHOLIC SCHOOLS

Monsignor Neville Anderson School (K-6)

327 Sandarac Drive NW

Phone: 403-500-2094

<https://msgranderson.cssd.ab.ca/>

St. Helena School (7-9)

320 - 64 Avenue NW, Calgary

Phone: 403-500-2049

<https://sthelena.cssd.ab.ca/>

Notre Dame High School (10-12)

11900 Country Village Link NE, Calgary

Phone: 403-500-2109

<https://notredame.cssd.ab.ca/>

PRIVATE SCHOOLS

Calgary Waldorf School - www.calgarywaldorf.org

Renert School - www.renertschool.ca

Webber Academy - <http://www.webberacademy.ca/>

Mountain View Academy - <http://mountainviewacademy.ca/>



PRE-SCHOOLS

Little Scholars Day Care & Preschool

1312 Berkley Dr NW

403-471-5225

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

Unique Kids Preschool Inc

290 Edgepark Blvd NW

403-239-8311

<http://uniquekids.ca/>

BEAUTIFUL MACEWAN GLEN

