

\$470,000 - 240 Elgin Meadows Gardens Se, Calgary

MLS® #A2090985

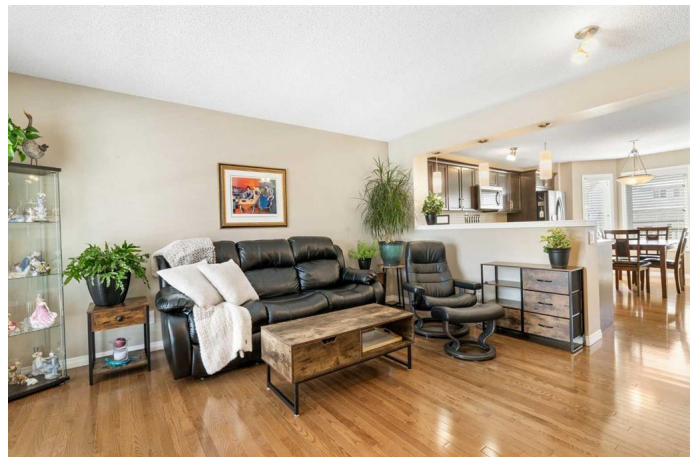
\$470,000

4 Bedroom, 3.00 Bathroom, 1,132 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

Welcome home to the highly sought-after Elgin Meadows of McKenzie Towne. This amazing four bedroom, three Full bath and one half bath home has a sunny west-facing backyard. It's located on a quiet street with no through traffic. Pride of ownership is evident as soon as you walk in. You will immediately notice the beautiful ceramic tile and hardwood floors. The living room has a nice natural gas fireplace with an open concept design leading you into the spacious kitchen, with NEW stainless steel appliances, including a microwave hood fan. The sunny eat-in kitchen will fit your kitchen table with no problem. A beautiful 2 pcs washroom with granite vanity top and rear mudroom with built-in millwork shelves finishes off the main floor. Upstairs, you will find a large primary bedroom that has an ensuite with a shower and granite vanity top. Two more bedrooms and a newly renovated full bath complete the upstairs. The professionally developed basement has a bedroom, family room, full bath with granite vanity top and laundry area with cabinets. The sunny west-facing backyard is a perfect spot to enjoy the evening sun. There is a large deck to enjoy family barbequing and a concrete walkway to the large parking pad. The fenced rear yard is newly sodded and is a perfect size for the kids or dogs to play. The front yard was upgraded with new flower beds, a freshly stained porch, a concrete walkway and gravel beside the house. This home is within walking distance of many bus stops and Shoppers, Sobeys and



many other shops, cafes and restaurants. The home is also equipped with a new Central A/C unit to keep you cool on those hot summer nights. This home is move-in ready and needs nothing but your personal touches.

Built in 2010

Essential Information

MLS® #	A2090985
Price	\$470,000
Sold Price	\$480,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,132
Acres	0.06
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	240 Elgin Meadows Gardens Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0M4

Amenities

Amenities	None
Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Freezer,

	Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 15th, 2023
Days on Market	14
Zoning	R-2
HOA Fees	226.60
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR REALTY
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