

\$498,800 - 4 Elgin Meadows View Se, Calgary

MLS® #A2112752

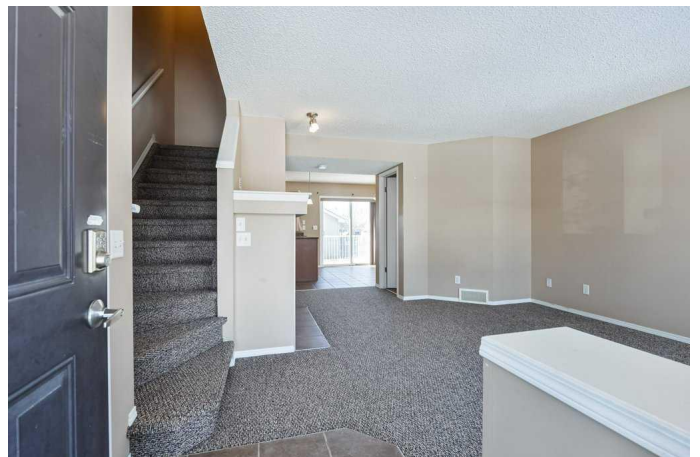
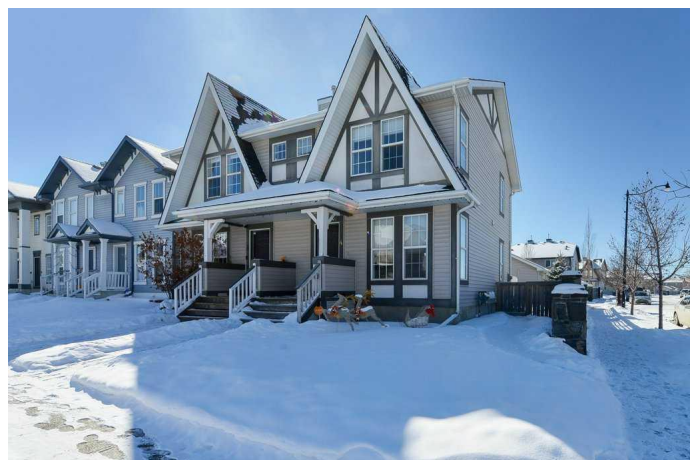
\$498,800

3 Bedroom, 3.00 Bathroom, 1,130 sqft

Residential on 0.07 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this charming semi-attached two-story home located in the heart of Mackenzie Towne, offering a peaceful retreat in a convenient location. Situated on a quiet corner lot, this home boasts 3 bedrooms, 2 and 1/2 baths, and a host of desirable features. As you enter, you are greeted by a spacious living room featuring a cozy gas fireplace perfect for relaxing evenings. The large kitchen is a chef's delight, with ample cupboard space, a small island, and a good-sized eating area with access to the fully fenced, sunny west-facing backyard. A double car garage provides convenient parking and storage. The main floor is completed with a convenient powder room, perfect for guests. Upstairs, you'll find three good-sized bedrooms, including the primary bedroom with a 3-piece ensuite. Another four-piece bath serves the remaining bedrooms. The lower level is open for future development, offering additional potential living space or storage options. The shingles on the house and the garage were replaced in the summer 2023. Quick possession is available, allowing you to move in and start enjoying your new home right away. The location of this home is truly unbeatable, with quick and convenient access to a wealth of everyday amenities. High Street in the heart of McKenzie Towne offers a variety of dining options, shops, cafes, and grocery stores. A short drive will take you to the 130th Ave shopping district, providing even more shopping and entertainment choices. For



those seeking an active lifestyle, Seton Brookfield YMCA is nearby, offering fitness facilities and programs for all ages. South Health Campus hospital is also just a short drive south of McKenzie Towne, providing peace of mind for your family's healthcare needs. Don't miss out on this fantastic opportunity to own a beautiful home in a desirable location! Schedule your private showing today.

Built in 2007

Essential Information

MLS® #	A2112752
Price	\$498,800
Sold Price	\$544,600
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,130
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4 Elgin Meadows View Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0E8

Amenities

Amenities	Other
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Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener

Interior

Interior Features	Kitchen Island, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 18th, 2024
Days on Market	11
Zoning	R-2
HOA Fees	215.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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