

\$525,000 - 70 Elgin Meadows Gardens Se, Calgary

MLS® #A2164171

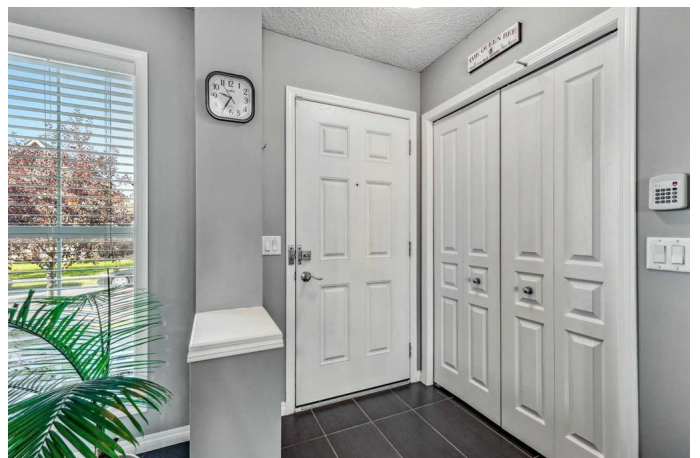
\$525,000

3 Bedroom, 2.00 Bathroom, 1,136 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

Welcome to the sought after community of McKenzie Towne! Here is your opportunity to own a beautifully maintained half duplex, on a great street with great neighbors, close to schools, parks, playgrounds, transit and every amenity imaginable. With wonderful curb appeal, evident pride of ownership, low maintenance yard and recently painted exterior trim this home is sure to impress as soon as you get out of the car. At entry you'll appreciate the bright and warm foyer, inviting you into the open spacious floor plan. Notice the charming and durable tile that spans the main level, great for kids and your furry friends. Large living space, corner kitchen with dining area and a sit up island, great for the chef in the house, entertaining or the kiddos just having breaky. At the rear we have the powder room and mudroom/back entry which takes you to the ever so lovely outdoor space. Fully fenced for your four-legged companions with a spacious deck, planter boxes, a little play space and large oversized garage. Upstairs this home carries the 2 generous sized bedrooms with a 3rd larger primary and walk-in closet, all sharing a nicely appointed 4-piece bathroom. The lower level is an unfinished large open rec space, loaded with storage and shelving to keep, ready to be developed to suit your needs. Off to the side is the conveniently tucked away mechanical area, hosting a 4-year-old washer and dryer, water softener and dechlorinator, and even central air. Come quick before it's gone, this



home truly is a beauty!

Built in 2009

Essential Information

MLS® #	A2164171
Price	\$525,000
Sold Price	\$520,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,136
Acres	0.06
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	70 Elgin Meadows Gardens Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0M4

Amenities

Amenities	None
Parking Spaces	4
Parking	Alley Access, Double Garage Detached, On Street

Interior

Interior Features	Central Vacuum, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	September 10th, 2024
Date Sold	September 18th, 2024
Days on Market	8
Zoning	R-2
HOA Fees	226.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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