

# \$489,900 - 46 Elgin Meadows Gardens Se, Calgary

MLS® #A2174131

**\$489,900**

3 Bedroom, 2.00 Bathroom, 1,144 sqft

Residential on 0.06 Acres

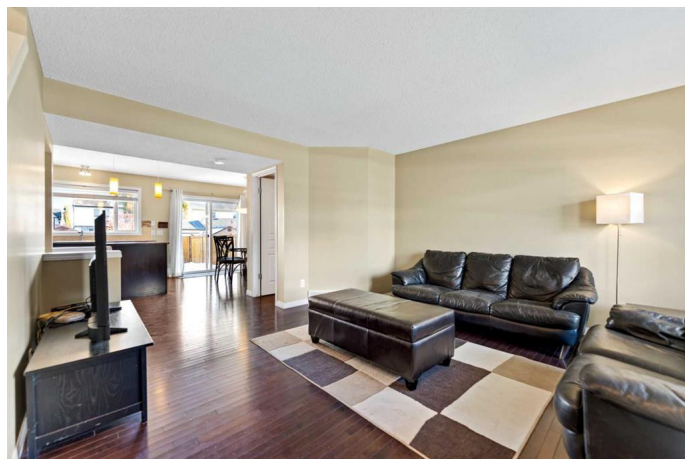
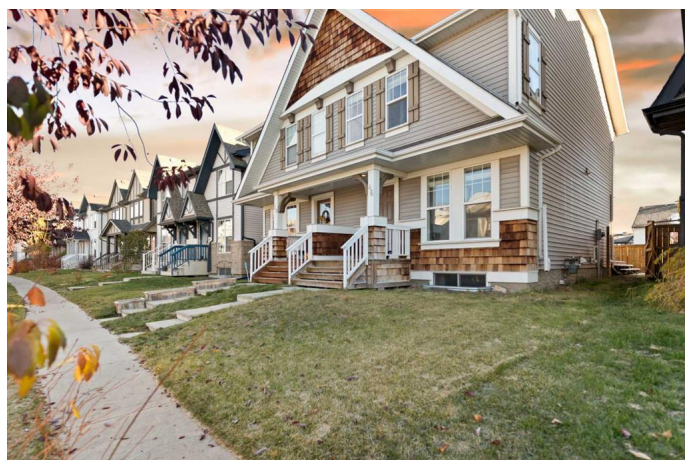
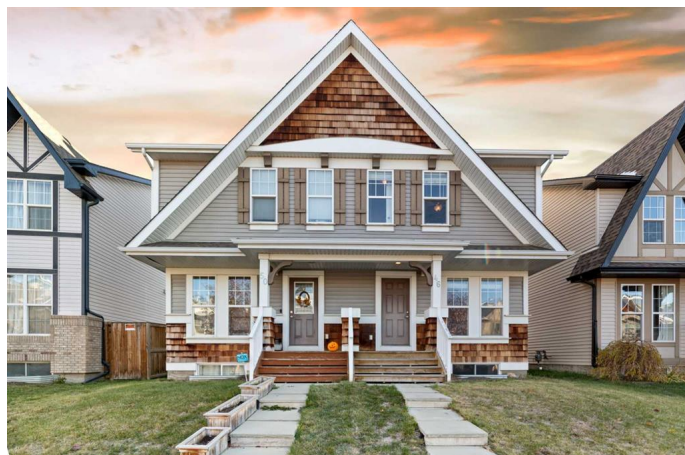
McKenzie Towne, Calgary, Alberta

Well located three bedroom semi-detached family home on a quiet street in Elgin. This two story is a just a six minute stroll to the walking paths around Inverness Pond, conveniently located near a drugstore and Starbucks, and an 11 minute walk to High Street. Front porch entry leads to an open concept main floor with hardwood throughout the living, dining and kitchen areas with tile at the front entrance and main floor powder room. Practical kitchen and dining area with a large window and patio door, stainless steel appliances, an island for that extra countertop space and storage, plus a handy pantry closet. Fenced rear yard has a good size deck and still has ample room to play or add a garden. Two car gravel parking pad in rear beyond the fence. Upstairs you'll find a generous primary bedroom with a walk in closet, plus two more bedrooms and the main four piece bath. The full unfinished basement houses the washer and dryer, and it's ready for all your fantastic finishing ideas.

Built in 2009

## Essential Information

MLS® #	A2174131
Price	\$489,900
Sold Price	\$489,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,144
Acres	0.06
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

### Community Information

Address	46 Elgin Meadows Gardens Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0M2

### Amenities

Amenities	Gazebo, Park, Playground
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad, On Street

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 25th, 2024
Date Sold	November 4th, 2024
Days on Market	10
Zoning	R-G
HOA Fees	226.60
HOA Fees Freq.	ANN

**Listing Details**

Listing Office           Houston Realty.ca

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