

# \$475,000 - 19 Elgin Meadows Gardens Se, Calgary

MLS® #A2232334

**\$475,000**

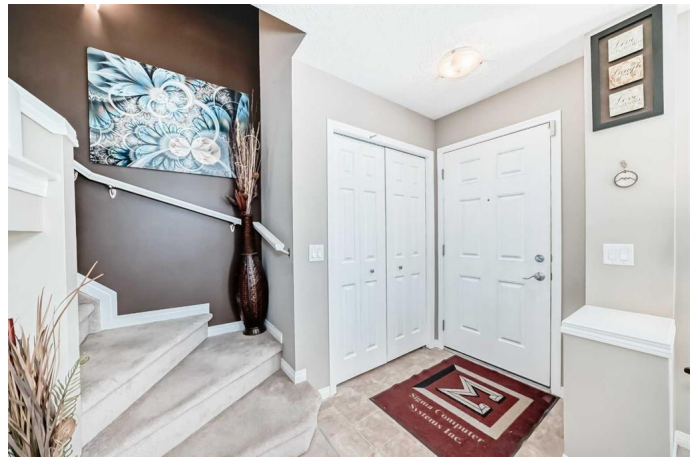
2 Bedroom, 3.00 Bathroom, 1,138 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

Welcome home to this adorable half duplex in a prime location in McKenzie Towne! This one has the double primary bedroom floor plan which means you get TWO great sized bedrooms, TWO walk in closets and TWO ensuite bathrooms! As you enter this home you have a good sized living room with an awesome gas fireplace, plenty of room for your sectional couch and TONS of natural sunlight through the many windows! As you make your way through to the kitchen/dining area you will love the amount of cabinet and counter space, black appliances, tiled backsplash, a pantry and at the rear of the home is the half bathroom for your convenience and your guests and some storage space for jackets. There is also a door that leads you out to the West facing sunny yard and the good sized deck with a parking pad that will accommodate your future double garage! Upstairs you have the 2 bedrooms and the 2 bathrooms! Most of the basement has been insulated and drywalled which will give you a head start on your future basement development (also has room for a bedroom and is roughed in for another full bathroom) This one is a winner with a great location, close to parks, playgrounds, schools, city transit, the Auburn Bay off leash dog park, the hospital, YMCA, VIP Theatre, Deerfoot & Stoney Trails and SO MUCH MORE!! Come and have a look!

Built in 2010



## Essential Information

MLS® #	A2232334
Price	\$475,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,138
Acres	0.06
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	19 Elgin Meadows Gardens Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0M1

## Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Exterior Features    Private Entrance, Private Yard  
Lot Description      Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             July 2nd, 2025  
Days on Market        35  
Zoning                   R-G  
HOA Fees               227  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           Real Broker

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