



GRASSROOTS
REALTY GROUP

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**19 Elgin Meadows Gardens SE
Calgary, Alberta**

MLS # A2232334



\$480,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,138 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Freezer in basement

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!