



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**25 Elgin Meadows View SE**  
**Calgary, Alberta**

**MLS # A2237303**



**\$494,800**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,119 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Track Lighting		

**Inclusions:** Firepit

Discover this charming semi-detached 4-bedroom home nestled in the heart of McKenzie Towne, offering comfort, space, and unbeatable convenience. Located on a quiet street with easy access to both Stoney Trail and Deerfoot Trail, this home is perfectly situated just minutes from shopping, dining, and entertainment options. The open-concept main floor features a well-sized kitchen, a dining area, and a cozy living room with a fireplace as its centerpiece—ideal for everyday living or hosting guests. Upstairs, you'll find two generously sized bedrooms, along with a spacious primary bedroom that includes a private 3-piece ensuite. The basement offers even more space with a fourth bedroom and a versatile rec room, perfect for a home office, gym, or media space. Enjoy the fully fenced and landscaped backyard, complete with a deck—perfect for morning coffee or evening meals outdoors. With a detached double garage and incredible value throughout, this is a fantastic opportunity to own a beautiful home in one of Calgary's most sought-after communities.