



GRASSROOTS
REALTY GROUP

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194 Elgin Meadows Park SE
Calgary, Alberta

MLS # A2238645



\$500,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,136 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this bright and well-maintained home in the heart of McKenzie Towne. Enjoy the landscaped front yard with a functional front deck—perfect for morning coffee or relaxing in the evening. Step inside to freshly refinished hardwood floors and a spacious, sunlit living room. The kitchen features quartz countertops, stainless steel appliances, a classic tile backsplash, and a large pantry. West-facing windows bring in plenty of natural light and overlook the fully fenced backyard with a full-sized deck, yard, and double detached garage. A convenient half bath completes the main floor. Upstairs, you’ll find three generously sized bedrooms, including the primary bedroom with a 3-piece ensuite, plus another full bathroom. The basement is undeveloped and ready for your ideas. Located close to Stoney Trail, Deerfoot, shopping, restaurants, transit, and more.