



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2239837**



**\$507,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,129 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Gravel Driveway, Parking Pad, Rear Drive, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Central A/C, Storage Shed

Welcome to this BEAUTIFULLY UPDATED and well-maintained family home in Elgin, ideally situated on a QUIET, TREE-LINED STREET. This charming property offers a peaceful oasis within the city. Step onto the inviting front veranda and enter the main level, where REFINISHED HARDWOOD floors set the tone for the stylish and functional OPEN-CONCEPT LAYOUT. Large windows fill the home with NATURAL LIGHT, enhancing the spacious living room - perfect for a large sectional or a combined living and dining space. The eat-in kitchen overlooks the meticulously LANDSCAPED BACKYARD and features NEW BACKSPLASH, select NEW APPLIANCES, and ample wood cabinetry and countertop space. A convenient half-bath completes the main floor, while the kitchen opens onto a lovely WOOD DECK and patio area. Upstairs, you'll find plush two-year-old carpet and three generous sized bedrooms ideal for family living. The master suite includes a 3 pc ensuite, while the second and third bedrooms share a full bath. The FULLY DEVELOPED lower level offers additional living space with a fourth bedroom and a well sized family room. This home is full of curb appeal, with established perennials in both the front and back yards. The slight pie-shaped lot provides an expansive lawn area and includes an attractive storage shed, while the FULLY FENCED yard offers privacy and functionality. Behind the fence are three convenient parking stalls for easy access. This home has a NEWER ROOF (5 years old), UPDATED PAINT, CARPET, REFINISHED HARDWOOD on main, NEW APPLIANCES, NEW HOT WATER TANK, NEW MOTHERBOARD in furnace, NEW A/C unit, and more! Located just steps from scenic ponds and walking paths, and only minutes to shopping, schools, public transit, and major roadways, this is the perfect place to call

home. McKenzie Towne is a master-planned neighbourhood in southeast Calgary, designed around walkable streets, front-porch homes, tree-lined boulevards, and a vibrant central retail district called High Street. Its innovative design has earned the area global recognition!