



GRASSROOTS
REALTY GROUP

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164 Elgin Meadows Gardens SE
Calgary, Alberta

MLS # A2240922



\$469,900

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,136 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Garage Controller

Stunning Fully Developed Half Duplex in McKenzie Towne | 2 Master Suites | Double Detached Garage. Welcome to this beautifully maintained fully developed Half Duplex located in the vibrant and family-friendly community of McKenzie Towne. Offering over 1,600 sq.ft of total living space, this home is ideal for families, professionals, or investors looking for comfort, space, and convenience. Upstairs features two spacious master suites, each with their own private ensuite bathrooms and ample closet space – perfect for families, roommates, or guests. Enjoy modern open-concept living on the main floor with a bright and functional kitchen with tons of cabinet and counter space, a generous dining area, and cozy living room – great for entertaining or relaxing. A convenient half bath completes the main level. The fully developed basement offers a large family/living room that can easily serve as a third bedroom, along with a full bathroom and laundry area, giving you extra flexibility and comfort. Step outside into your landscaped yard, perfect for summer BBQs and play, with a double detached garage providing secure parking and storage. Located in the desirable community of McKenzie Towne, you’ll love the charming streetscapes, nearby parks, schools, shops, and restaurants. With easy access to major roadways, you’re just a short drive away from Calgary’s downtown core or a weekend escape west to the mountains. This home has it all – space, location, and value. Don’t miss your chance to own in one of Calgary’s most sought-after neighbourhoods!