



GRASSROOTS
REALTY GROUP

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25 Elgin Meadows View SE
Calgary, Alberta

MLS # A2260549



\$450,000

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

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

Inclusions: N/A

****Open House - Oct 18th 1-3pm**** 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. Recently main floor and upstairs has been painted and a new hot tank has been just recently installed! 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.