



GRASSROOTS
REALTY GROUP

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208 Elgin Meadows View SE Calgary, Alberta

MLS # A2268495



\$465,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,136 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), High Ceilings, Laminate Counters, Pantry, Storage		

Inclusions: Backyard Shed

Welcome to 208 Elgin Meadows View! This cozy 2-storey semi-detached duplex offers the perfect blend of comfort, style, and functionality. The main floor features an open-concept layout with a spacious kitchen that includes a gas range and a new dishwasher (2022). The bright dining nook flows into a cozy living room filled with natural light and anchored by a gas fireplace – the perfect spot to enjoy hot chocolate on a winter evening. A convenient half bath completes this level. Upstairs, you’ll find three comfortable bedrooms. The primary suite includes a private 3-piece ensuite, while two additional bedrooms share a 4-piece bathroom. The basement provides even more living space with a versatile media or bonus room – ideal for movie nights or family fun. Enjoy year-round comfort with central air conditioning. Recent updates include new front windows (2023), a hail-rated roof (2024), a new hot water tank (2024), and a new ceiling fan in the primary bedroom (2025). All of this within close proximity to Grocery stores, cafes, parks and schools. This home has been well-maintained and is move-in ready. Book your viewing today before it's gone.