



**58 Elgin Meadows Gardens SE  
Calgary, Alberta**

**MLS # A2291881**



**\$512,500**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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, Pantry, Vinyl Windows		

**Inclusions:** Hot-tub & supplies, 3 cameras (2 on front and 1 on back of house) with equipment to monitor), built-in shelves in living room

Featuring 3.5 BATHROOMS, a cozy GAS FIREPLACE, a DEVELOPED BASEMENT, and a dream 20' x 26' OVERSIZED HEATED DOUBLE GARAGE, this home offers the space and functionality you've been looking for. The main floor showcases a bright, open-concept layout with west-facing windows that fill the spacious living room with natural light. A gas fireplace adds warmth and charm, creating the perfect space to relax or entertain. The kitchen is beautifully finished with plenty of countertops, a stylish tile backsplash matching the fireplace, abundant espresso-stained cabinetry, and a pantry cupboard. The fridge was new in 2022, and the dishwasher in 2024. You'll love the bay window dining area overlooking the backyard, complete with a deck, lawn, and an easy maintenance bromine hot tub with privacy fencing &mdash; ideal for a spa night at home! The rear mudroom and powder room provide convenient access to both the yard and garage. Upstairs features two primary bedrooms with room for king beds, each with its own walk-in closet and private ensuite &mdash; a rare and desirable layout. The developed basement offers a large recreation room, a full bathroom, generous storage, and a laundry/utility area. (Just add your preferred flooring to make it your own.) The basement also has an egress window, so the space could also easily be utilized as a 3rd bedroom! The oversized 20' x 26' heated garage is off a paved lane and easily accommodates two trucks while still leaving room for a workshop or additional storage. Located on a quiet street in sought-after Elgin, part of the award-winning community of McKenzie Towne, you're within walking distance to shops, schools, transit, parks, pathways, and just minutes to High Street's restaurants and amenities. This home has been well cared for with many parts of the

home freshly painted for the new owners, professionally cleaned, and LED bulbs throughout the house for long-lasting life and good economy. Move in and Enjoy!