



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

MLS # A2294033



\$489,900

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,133 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	N/A		

Welcome to 207 Elgin Meadows Gardens SE—an exceptional home that combines striking curb appeal with modern comfort in one of Elgin’s most sought-after locations. From the moment you arrive, you’ll be impressed by the beautifully designed, low-maintenance front yard featuring stone fencing, natural rock accents, mature landscaping, and an inviting interlocking stone pathway. Step inside to discover a bright, open concept layout highlighted by gleaming hardwood floors and an abundance of natural light. The spacious living room is anchored by a stylish tiled fireplace, creating the perfect setting for both relaxing evenings and entertaining guests. The dining area flows seamlessly into the kitchen, offering a functional and connected space for everyday living. The main floor is completed by a practical mudroom with built-in storage and a tastefully updated 2-piece bathroom. Upstairs, you’ll find a generous primary bedroom along with two additional bedrooms—ideal for family, guests, or a home office plus a well-appointed 4-piece bathroom. The fully finished basement expands your living space with a large recreation room featuring modern laminate flooring, along with rough-in plumbing for a future bathroom. Enjoy outdoor living in the fully fenced backyard, complete with a spacious, low-maintenance deck and ample room to customize to your needs—including potential for a future garage. Perfectly situated close to parks, pathways, schools, shopping, transit, and major routes, this home offers the ideal blend of lifestyle, location, and value. Book your private showing today and experience all that this fantastic property has to offer!