



**9 Elgin Mews SE
Calgary, Alberta**

MLS # A2294539



\$554,900

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,123 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: shelves in kitchen & utilities area, Garage door controller X 1, Air Conditioner

WOW! This beautifully renovated 3+1 bedroom, 2-storey duplex in sought-after McKenzie Towne showcases a stunning 2025 transformation. Step into the warm and inviting Great Room, where a thoughtfully designed open-concept layout meets modern finishes with trendy colors—creating the perfect space for both everyday living and entertaining. The space flows effortlessly into the gorgeous renovated Kitchen, sure to impress any home chef. Features include full-height cabinetry with soft-close white uppers and stylish Rivera Brown lowers, a built-in spice rack, dedicated recycling center, and a spacious Quartz peninsula with bar seating, undermount sink, Pantry and Stainless-steel appliances—all overlooking the sunny, SOUTH backyard. Abundant radiant natural light! AIR Conditioning. A convenient 2-piece powder room completes the main level, along with high-end, waterproof wide-plank flooring that continues throughout BOTH the main and upper levels & stairs. Ascending up, you will find the spacious primary suite comfortably accommodates a King-sized bed with room for side tables and includes a walk-in closet. Two additional bedrooms with wide plank flooring and a 4-piece bathroom with tile flooring complete the upper level. The fully developed basement offers a versatile family room, fourth bedroom, plus laundry, R/I plumbing and storage space. Additional features: new hot water tank (2025), NO Poly B, plus an insulated double garage. Enjoy the sun-filled south-facing, fenced backyard, complete with a two-tiered deck and gas line for BBQ—perfect for relaxing or hosting family and friends. This lovely home blends style, comfort, and everyday ease for effortless living. Ideally located, set within a vibrant, walkable community close to schools, parks, pathways, playgrounds, transit, and with quick access to Stoney Trail,

McKenzie Towne offers a wide array of shopping, dining, and services—this is more than just a home; it's a lifestyle waiting to be enjoyed.