

# \$498,000 - 12 Elgin Meadows View Se, Calgary

MLS® #A2216532

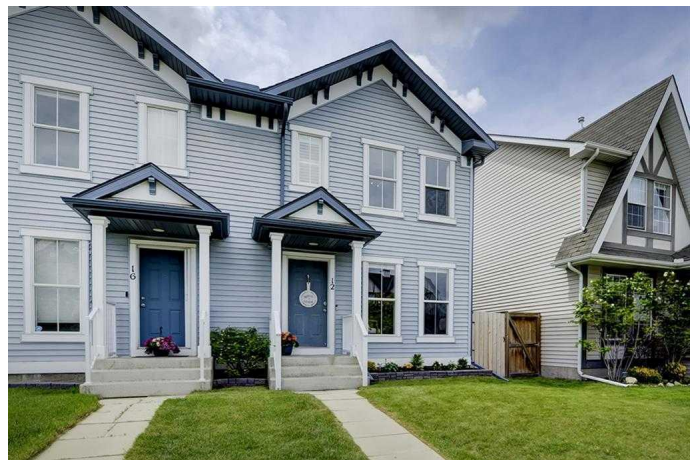
**\$498,000**

2 Bedroom, 3.00 Bathroom, 1,122 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

This fantastic 2-bedroom, 2.5-bath home is ideal if you are wanting to get into the wonderful community of McKenzie Towne. Perfectly located just minutes from Stoney Trail, shopping, dining, and entertainment, it offers move-in-ready convenience with a host of recent upgrades. The open-concept main floor is thoughtfully designed for both daily living and entertaining, featuring a spacious kitchen with crisp white cabinetry, durable laminate countertops, and beautiful hardwood floors. The bright, welcoming living room offers ample seating, while a 2-piece bath adds everyday convenience. Step out onto the back deck for easy summer BBQs and relaxed outdoor dining. Upstairs, you'll find two generous bedrooms, including a primary suite with its own private 3-piece ensuite. A large office space and an additional 4-piece bath complete this level—ideal for a home office or sharing with a roommate. The full unfinished basement offers limitless potential to create a third bedroom, rec room, home gym—whatever suits your lifestyle. Outside, enjoy a fully fenced, landscaped yard with a spacious deck, perfect for summer enjoyment. A rear parking pad provides off-street parking and garden shed. Notable recent updates include newer carpeting on the stairs and upper floor, an extended deck, a new back fence, and updated light fixtures throughout. This is a wonderful opportunity to own a well-cared-for home in a highly convenient location!



Built in 2007

## Essential Information

MLS® #	A2216532
Price	\$498,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,122
Acres	0.06
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	12 Elgin Meadows View Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0E8

## Amenities

Amenities	None
Parking Spaces	1
Parking	Alley Access, Parking Pad

## Interior

Interior Features	Closet Organizers, Laminate Counters, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	94
Zoning	R-G
HOA Fees	229
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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