

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

MLS® #A2216532

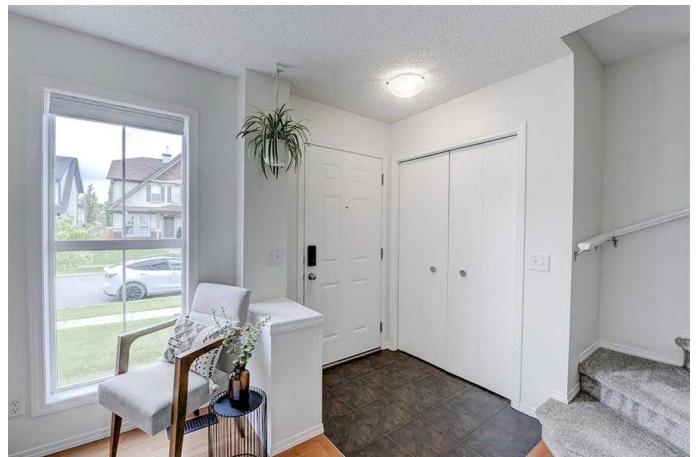
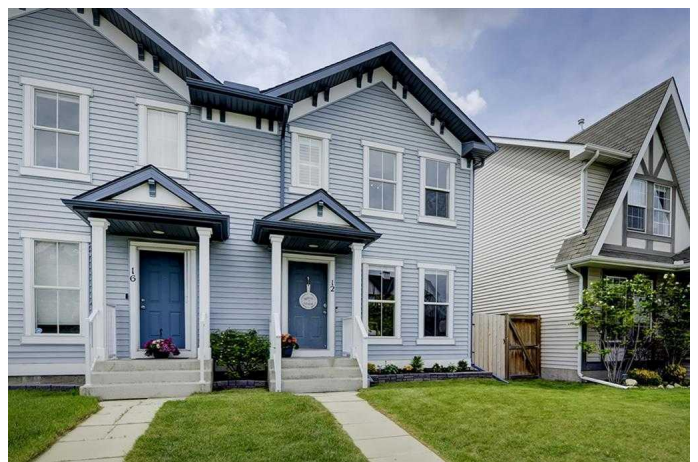
**\$498,000**

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 |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.