

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

MLS # A2237109



\$519,900

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,129 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: None

Welcome to this lovely and well-maintained two-storey home, ideally located in the desirable and established community of McKenzie Towne. Thoughtfully designed for comfort and functionality, this home features rich maple hardwood flooring throughout the main level, creating a warm and inviting atmosphere. The spacious kitchen overlooks the backyard and is equipped with an island, dark maple cabinetry, and a stainless steel appliance package perfect for both everyday living and entertaining. The bright, open-concept living and dining areas lead directly to the backyard through sliding patio doors, ideal for indoor-outdoor flow. Upstairs, the primary bedroom features a walk-in closet and private ensuite, while two additional bedrooms share a well-appointed 4-piece bathroom. The partially finished basement offers a cozy recreation area and includes a rough-in for a future bathroom, providing potential for further customization. A double detached garage adds convenience and value to this affordable, move-in ready home with no condo fees. Located just minutes from schools, parks, McKenzie Towne Centre, and with easy access to both Deerfoot and Stoney Trail—this is the perfect place to call home. Simply move in and enjoy!