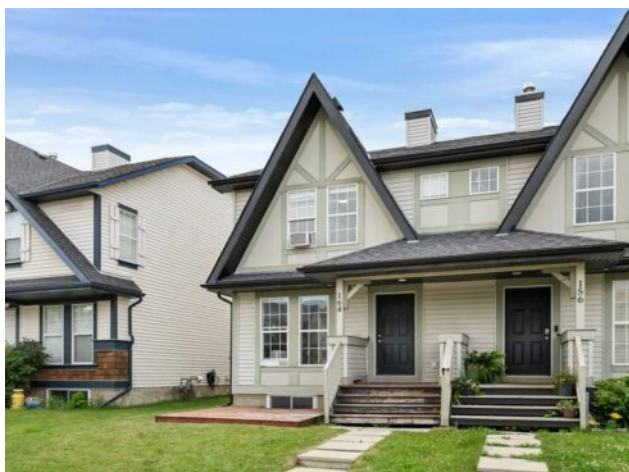


### 164 Elgin Meadows Gardens SE Calgary, Alberta

MLS # A2240922



## \$469,900

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Garage Controller

Stunning Fully Developed Half Duplex in McKenzie Towne | 2 Master Suites | Double Detached Garage. Welcome to this beautifully maintained fully developed Half Duplex located in the vibrant and family-friendly community of McKenzie Towne. Offering over 1,600 sq.ft of total living space, this home is ideal for families, professionals, or investors looking for comfort, space, and convenience. Upstairs features two spacious master suites, each with their own private ensuite bathrooms and ample closet space &ndash; perfect for families, roommates, or guests. Enjoy modern open-concept living on the main floor with a bright and functional kitchen with tons of cabinet and counter space, a generous dining area, and cozy living room &ndash; great for entertaining or relaxing. A convenient half bath completes the main level. The fully developed basement offers a large family/living room that can easily serve as a third bedroom, along with a full bathroom and laundry area, giving you extra flexibility and comfort. Step outside into your landscaped yard, perfect for summer BBQs and play, with a double detached garage providing secure parking and storage. Located in the desirable community of McKenzie Towne, you&rsquo;ll love the charming streetscapes, nearby parks, schools, shops, and restaurants. With easy access to major roadways, you&rsquo;re just a short drive away from Calgary&rsquo;s downtown core or a weekend escape west to the mountains. This home has it all &ndash; space, location, and value. Don&rsquo;t miss your chance to own in one of Calgary&rsquo;s most sought-after neighbourhoods!