

# \$524,999 - 52 Elgin Meadows View Se, Calgary

MLS® #A2206381

**\$524,999**

4 Bedroom, 3.00 Bathroom, 1,126 sqft  
Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

52 Elgin Meadows View is a beautiful, 2 storey, half duplex home situated on a quiet street in the desirable community of McKenzie Towne. As you step inside, you're welcomed into the open concept living space, ideal for family life. The living room allows ample natural light to flow in through the large front windows and you can rest your feet and cozy up in front of the gas fireplace. The kitchen has a convenient pantry and ample cupboards, and a center island, the perfect place for kids to enjoy their after school snack. Enjoy eating in the dining space or step outside the sliding glass door onto an oversized deck to enjoy dinner outdoors. You'll appreciate the large, pie shaped, backyard! It has enough room to build a future two, or three car, garage and still have room to run around and play! Plus you can tuck all your toys and lawn equipment away in the shed. The upper level hosts your primary bedroom with its own ensuite, including a stand-up shower, plus two additional good sized bedrooms and a full bathroom. The fully developed basement has bonus living space, a fourth bedroom, and is completed with the laundry / furnace room. This home offers 1634 sq of functional, developed space. Ideally situated in the community, it's a short walking distance to parks, located close to all amenities including schools, grocery stores, fitness facilities and more, and is an easy commute to Stoney Trail and Deerfoot. A few additional note worthy features include: new



shingles, replaced in July of 2022, new hot water tank as of Jan 2025, routine furnace and fireplace maintenance (including a furnace inducer motor and sensor in Oct 2023).

Come view this home today!

Built in 2007

### Essential Information

MLS® #	A2206381
Price	\$524,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,126
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	52 Elgin Meadows View Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0E9

### Amenities

Parking Spaces	2
Parking	Off Street, RV Access/Parking, Unpaved

### Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Oven,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	12
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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