

**194 Elgin Meadows Park SE**  
**Calgary, Alberta**

**MLS # A2238645**



**\$500,000**

<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>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Central	<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>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to this bright and well-maintained home in the heart of McKenzie Towne. Enjoy the landscaped front yard with a functional front deck—perfect for morning coffee or relaxing in the evening. Step inside to freshly refinished hardwood floors and a spacious, sunlit living room. The kitchen features quartz countertops, stainless steel appliances, a classic tile backsplash, and a large pantry. West-facing windows bring in plenty of natural light and overlook the fully fenced backyard with a full-sized deck, yard, and double detached garage. A convenient half bath completes the main floor. Upstairs, you’ll find three generously sized bedrooms, including the primary bedroom with a 3-piece ensuite, plus another full bathroom. The basement is undeveloped and ready for your ideas. Located close to Stoney Trail, Deerfoot, shopping, restaurants, transit, and more.