



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

MLS # A2306573



\$500,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,144 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: TV Wall Mounts in both Bedrooms, Firepit, Front Doorbell Camera and Alarm Equipment (both unmonitored)

Welcome to this charming semi-detached two-storey home in the award-winning community of McKenzie Towne, known for its quaint streetscapes and distinctive architectural character. Offering a functional and inviting layout, this home is perfect for a variety of lifestyles. The main floor features a spacious front living room highlighted by a cozy gas fireplace with a beautiful stone surround and mantle, creating a warm focal point. Large windows throughout the home allow for an abundance of natural light, complementing the rich hardwood flooring. The well-appointed kitchen offers stainless steel appliances, including a newer dishwasher, pantry, and a designated dining area ideal for everyday living and entertaining. Upstairs, you’ll find a rare and highly desirable layout with dual primary bedrooms, each complete with their own ensuite bathroom and walk-in closet—perfect for guests, roommates, or shared living arrangements. A functional mudroom leads to the expansive rear deck spanning the full width of the home, complete with a gas line for your BBQ and plenty of space for outdoor entertaining. The fully fenced yard has been nicely refreshed with landscaping and includes a cozy firepit area to enjoy year-round. The double detached garage, accessed via a paved alley, adds convenience, while the new roof provides additional value. The untouched lower level includes laundry and is ready for your future development ideas. Ideally located close to schools, transit and surrounded by an abundance of green space, McKenzie Towne offers a true small-town feel with its pedestrian-friendly design, extensive parks, and interconnected pathways. Enjoy a vibrant, walkable lifestyle with McKenzie Towne Hall and High Street just minutes away, offering a wide selection of shops, dining, and everyday amenities right at your doorstep. Quick

commuter access to Deerfoot and Stoney Trail. This is an incredible opportunity to own a well-maintained home in one of Calgary's most beloved communities.