



GRASSROOTS
REALTY GROUP

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12 Elgin Meadows View SE
Calgary, Alberta

MLS # A2311040



\$465,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,122 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Track Lighting		

Inclusions: Garden shed

This fantastic 2-bedroom, 2.5-bath home is ideal if you are wanting to get into the wonderful community of McKenzie Towne. Perfectly located just minutes from Stoney Trail, shopping, dining, and entertainment, it offers move-in-ready convenience with a host of recent upgrades. The open-concept main floor is thoughtfully designed for both daily living and entertaining, featuring a spacious kitchen with crisp white cabinetry, durable laminate countertops, and beautiful hardwood floors. The bright, welcoming living room offers ample seating, while a 2-piece bath adds everyday convenience. Step out onto the back deck for easy summer BBQs and relaxed outdoor dining. Upstairs, you'll find two generous bedrooms, including a primary suite with its own private 3-piece ensuite. A large office space and an additional 4-piece bath complete this level—ideal for a home office or sharing with a roommate. The full unfinished basement offers limitless potential to create a third bedroom, rec room, home gym—whatever suits your lifestyle. Outside, enjoy a fully fenced, landscaped yard with a spacious deck, perfect for summer enjoyment. A rear parking pad provides off-street parking and garden shed. Notable recent updates include newer carpeting on the stairs and upper floor, an extended deck, a new back fence, and updated light fixtures throughout. This is a wonderful opportunity to own a well-cared-for home in a highly convenient location!