



GRASSROOTS
REALTY GROUP

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115 Elgin Meadows View SE
Calgary, Alberta

MLS # A2322555



\$469,888

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,115 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Cedar, Cement Fiber Board, Vinyl Siding
Foundation:	Poured Concrete
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Shed, Custom blinds, as well as the Refrigerator and Deep Freeze in basement

Welcome to this beautifully refreshed semi-detached home nestled on a quiet street in the highly sought-after community of McKenzie Towne. Where timeless architecture meets modern convenience, and NO CONDO FEES mean more of your investment stays where it belongs. Meticulously updated from top to bottom, this move-in ready home features a brand new roof (re-shingled June 2026), fresh interior and exterior paint throughout, new stain-guard carpet, custom sheer blinds, an upgraded LED lighting package, and designer-updated handles and faucets - the kind of finishes you'd expect to see on your favourite HGTV renovation show. The open-concept main floor is built for both everyday living and effortless entertaining, this home comes with two full-size fridges and a deep freeze - a rare and practical luxury for those who love to host. Upstairs, two spacious primary bedrooms each boast their own private 4-piece ensuite and walk-in closet, offering the flexibility and privacy that today's buyers and investors alike demand. The undeveloped basement is ready for your personal vision — whether that's additional living space, a home gym, or just room for additional storage. Outside, enjoy two dedicated off-street parking stalls behind the property, plus ample street parking for guests. All of this in McKenzie Towne, one of Calgary's most established and consistently in-demand communities, with shops, restaurants, schools, parks, and major amenities all within easy reach. Homes like this — fully turnkey, thoughtfully updated, no condo fees — don't last. Book your private showing today.