



GRASSROOTS
REALTY GROUP

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240 Elgin Meadows Gardens SE
Calgary, Alberta

MLS # A2329502



\$529,900

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,140 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air	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:	Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: N/A

1,585 SQ.FT. of developed living space | 4 bedrooms | 3.5 bathrooms | fully finished basement! A terrific option for the growing family has come available in McKenzie Towne in Calgary's deep SE. This east-facing, charming, cottage-style duplex is laid out over three levels – more than enough room for an expanding household. The main level encompasses the living room, dining area and kitchen in an open floor plan showcasing light hardwood flooring throughout. Large windows at both ends of the main floor provide a sunny and uplifting outlook. A tiled gas fireplace in the living room makes for cozy winter evenings with the family. The kitchen features rich, deep brown cabinets, contrasting laminate countertops, tiled backsplash, double-sink and stainless appliances. The dining nook affords a view of the deck and backyard and a convenient 2-pc. bath completes the main floor. The carpeted second level has an amply sized primary bedroom with generous closet space and your own private 3-pc. ensuite. Down the hall are two additional brightly lit bedrooms, each with a good amount of closet space and sharing access to a 4-pc. bath. The lower level is carpeted as well and is fully and tastefully developed. A rec room, fourth bedroom, laundry room, utility room and 4-pc. bath are efficiently planned on this level. The railed wooden deck in the fully fenced backyard is the perfect setting for summer dining and watching the kids play in the yard. Parking for one vehicle is gained via the back lane plus on-street parking is also available. Convenient proximity to numerous amenities is another plus such as Stoney and Deerfoot Trails; 52nd Street and 130th Avenue which offer shopping plazas within a 5-7-minute walk (Sobeys, Shoppers Drug Mart); restaurants (Papa John's Pizza, Starbucks), a veterinary clinic, beauty salon, banks, etc.;

numerous schools, playgrounds and various parks for the kids; transit and the South Health Campus. This home has been cared for, has been decorated in neutral colors and has so much to offer. Do come take a look – your family will thank you.