

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

**MLS # A2304766**



**\$479,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,133 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
<b>Inclusions:</b>	None		

Step into a home that truly stands out in the heart of Elgin. Welcome to 207 Elgin Meadows Gardens SE, where thoughtful design meets everyday comfort. From the moment you arrive, the home makes a statement with its professionally designed front yard&mdash;featuring stone fencing, natural rock detailing, and a charming interlocking pathway that instantly sets it apart. Inside, you&rsquo;re greeted by a warm, sun-filled space with an open layout that feels both inviting and functional. Rich hardwood floors lead you through the main living area, where a beautifully tiled fireplace creates a cozy focal point &mdash; perfect for unwinding or hosting friends and family. The seamless flow between the living, dining, and kitchen areas makes this home ideal for modern living. Upstairs offers the perfect balance of space and privacy, with a spacious primary bedroom and two additional bedrooms that can easily adapt to your lifestyle &mdash; whether it&rsquo;s family, guests, or working from home. The fully developed basement gives you even more room to grow, featuring a large rec space ready for movie nights, a home gym, or a play area, plus rough-ins for a future bathroom to add even more value. Out back, enjoy your own private outdoor retreat &mdash; a low-maintenance deck and fully fenced yard designed for relaxing summer evenings and weekend gatherings, with plenty of room to build a garage if desired. All of this in a location that truly delivers &mdash; just minutes to parks, schools, shopping, and easy access to major routes. Homes like this don&rsquo;t come up often &mdash; make it yours before it&rsquo;s gone.