

**12 Elgin Meadows View SE**  
**Calgary, Alberta**

**MLS # A2311040**



**\$485,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!