

**249 Elgin Meadows Park SE**  
**Calgary, Alberta**

**MLS # A2316813**



**\$515,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,413 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Central	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** None

Strong bones and great potential in this beautiful, semi-detached, home in McKenzie Towne! Situated on a quiet street, this well-maintained 3 bdrm + 2.5-bath property features over 1,400 sq ft of above grade living space and an open floor plan. The Main floor features hardwood flooring underfoot, a 2-pc bath, separate side entrance, and tasteful gas fireplace. The Kitchen features granite counters, full-height cabinetry, corner pantry, stainless steel appliances and kitchen island with breakfast bar, and nearby dining room area. There's also a good sized living room (where you can enjoy the fireplace). The Upper level includes a spacious Primary Bedroom with lots of natural light through the West-facing windows, a 3-piece ensuite bath with enclosed shower, two additional bedrooms (one could even work as an office!) and a full 4-piece bathroom with tub and shower. The basement is unfinished - but allows you to finish it to your taste, and the laundry area is also down here as well. The large backyard is ideal for outdoor enjoyment and awaits your personal touches. The current owners weren't able to use this area, thus they never built a deck or a garage. There's also a gravel pad to park 2 vehicles and the back alley is PAVED! Close to schools, shopping, public transit, South Health Campus, and with easy access to Stoney Trail and Deerfoot Trail, this location offers great convenience for your family or as a possible investment property. And also a bonus here - no condo fees!