

98 Elgin Meadows Circle SE
Calgary, Alberta

MLS # A2337171



\$799,999

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,292 sq.ft.	Age:	2010 (16 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Other, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: REFRIGERATOR, ELECTRIC STOVE, DISHWASHER, RANGE HOOD, WASHER, DRYER, GARAGE CONTROLS

A RARE TWO-HOME OPPORTUNITY: 7 BEDROOMS TOTAL, LEGAL CARRIAGE SUITE INCLUDED & IN MCKENZIE TOWNE. A fully renovated 5-bedroom home paired with a legal 2-bedroom carriage suite on one quiet street in Elgin Village. Ideal for investors, multi-generational families, or anyone wanting a large home with built-in rental income. MOVE-IN READY with fresh paint, two-year-old carpet, and an open main floor featuring a large front flex room, main-floor laundry and front, side and back entrances. The kitchen has granite counters, a large pantry, and 3 new stainless steel appliances (fridge, range, microwave/hood fan), giving onto a bright great room and dining area. UPSTAIRS: an oversized primary bedroom with a 5-piece ensuite (dual vanities, separate shower), plus two more bedrooms and a 4-piece bath. The FULLY FINISHED BASEMENT adds 2 spacious bedrooms, each with its own full ensuite, plus rough-in plumbing ready for a kitchen sink. This home is an ENERGY-EFFICIENCY BUILT IN BY AVALON: - 2x6 exterior walls with an added 1" exterior Styrofoam wrap - R27 above-grade wall insulation, R40 roof insulation - 95%-efficient, two-stage, variable-speed furnace with programmable thermostat - 50-gallon Power Direct Vent hot water heater. LEGAL CARRIAGE SUITE: A separate, south-facing 2-bedroom suite above the oversized 2-car garage, with its own private gate, patio, and entrance (separate from the main house's gate). Open living/dining layout, big windows, a 4-piece bath, in-suite laundry, and a galley kitchen with 5 appliances. Currently home to a long-term tenant on a month-to-month lease who'd love to stay & income from day one. LOCATION: Small-town charm inside the city: a quiet street in Elgin Village, close to parks, with all the amenities McKenzie Towne is known for. Properties combining

this much space, this level of energy efficiency, and a legal secondary suite rarely come up in this area — and rarely in Calgary at all.