

# \$545,000 - 249 Elgin Meadows Park Se, Calgary

MLS® #A2239345

## \$545,000

3 Bedroom, 3.00 Bathroom, 1,404 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this beautiful family home nestled on a quiet street in the highly desirable community of McKenzie Towne.

This well-maintained 3-bedroom, 2.5-bathroom home offers an ideal blend of comfort, functionality, and style. The thoughtfully designed layout features rich hardwood flooring on Main floor, stainless steel appliances, a spacious kitchen island, and elegant granite countertops in the kitchen. Contemporary colors and modern finishes throughout create a warm and inviting atmosphere. The open-concept main floor includes a bright and spacious living room, a generous dining area, and a well-appointed kitchen complete with a pantry. A convenient 2-piece washroom and a rear entrance complete the main level.

Upstairs, you'll find a spacious primary bedroom with a private 3-piece ensuite, along with two additional well-sized bedrooms and a full 4-piece bathroom.

The exterior boasts a huge back yard, ideal for outdoor enjoyment. Additional highlights include a paved back alley and an unfinished basement, offering great potential for future development.

Ideally located close to schools, shopping, public transit, South Health Campus, and with easy access to Stoney Trail and Deerfoot Trail – this location truly offers unbeatable convenience.

Don't miss out – book your showing today and make this move-in ready home



yours!

Built in 2011

### **Essential Information**

MLS® #	A2239345
Price	\$545,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,404
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	249 Elgin Meadows Park Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z0M4

### **Amenities**

Amenities	Park
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 12th, 2025
Days on Market	55
Zoning	R-G
HOA Fees	226
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Five Star Realty
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