

# \$519,900 - 259 Elgin Meadows Gardens Se, Calgary

MLS® #A2237109

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,129 sqft

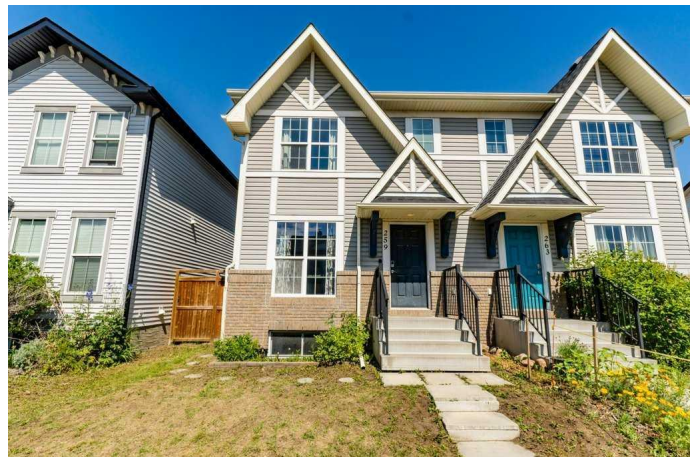
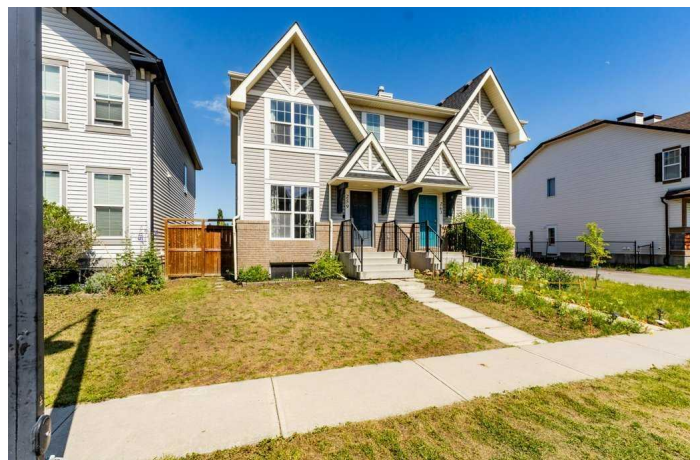
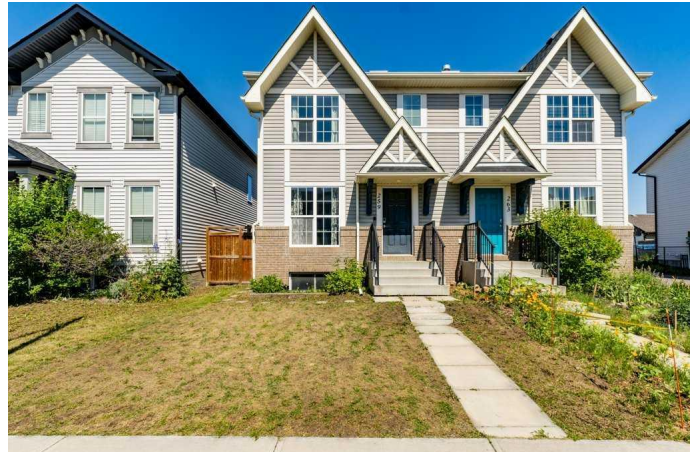
Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this lovely and well-maintained two-storey home, ideally located in the desirable and established community of McKenzie Towne. Thoughtfully designed for comfort and functionality, this home features rich maple hardwood flooring throughout the main level, creating a warm and inviting atmosphere. The spacious kitchen overlooks the backyard and is equipped with an island, dark maple cabinetry, and a stainless steel appliance package perfect for both everyday living and entertaining. The bright, open-concept living and dining areas lead directly to the backyard through sliding patio doors, ideal for indoor-outdoor flow. Upstairs, the primary bedroom features a walk-in closet and private ensuite, while two additional bedrooms share a well-appointed 4-piece bathroom. The partially finished basement offers a cozy recreation area and includes a rough-in for a future bathroom, providing potential for further customization. A double detached garage adds convenience and value to this affordable, move-in ready home with no condo fees. Located just minutes from schools, parks, McKenzie Towne Centre, and with easy access to both Deerfoot and Stoney Trail—this is the perfect place to call home. Simply move in and enjoy!

Built in 2010

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2237109               |
| Price          | \$519,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,129                  |
| Acres          | 0.06                   |
| Year Built     | 2010                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 259 Elgin Meadows Gardens Se |
| Subdivision | McKenzie Towne               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 0M4                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Partially Finished                                                                      |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Back Lane                |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 5              |
| Zoning         | R-G            |
| HOA Fees       | 220            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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