

# \$494,800 - 25 Elgin Meadows View Se, Calgary

MLS® #A2237303

**\$494,800**

4 Bedroom, 3.00 Bathroom, 1,119 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

Discover this charming semi-detached 4-bedroom home nestled in the heart of McKenzie Towne, offering comfort, space, and unbeatable convenience. Located on a quiet street with easy access to both Stoney Trail and Deerfoot Trail, this home is perfectly situated just minutes from shopping, dining, and entertainment options.

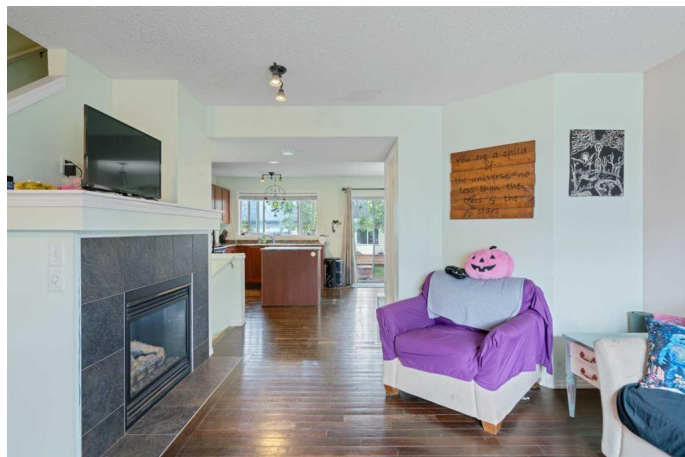
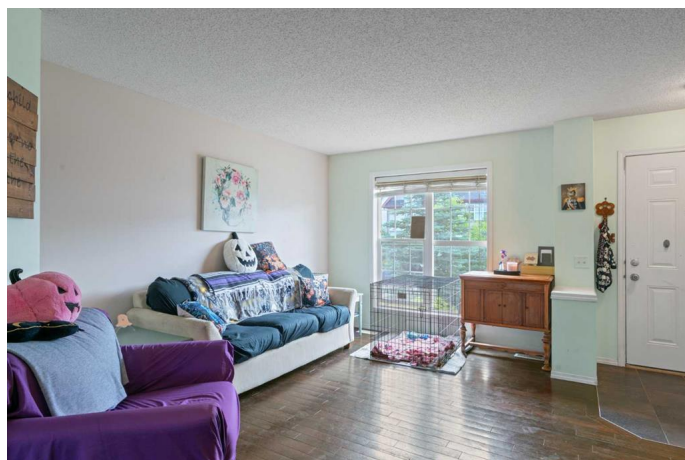
The open-concept main floor features a well-sized kitchen, a dining area, and a cozy living room with a fireplace as its centerpiece—ideal for everyday living or hosting guests. Upstairs, you'll find two generously sized bedrooms, along with a spacious primary bedroom that includes a private 3-piece ensuite.

The basement offers even more space with a fourth bedroom and a versatile rec room, perfect for a home office, gym, or media space. Enjoy the fully fenced and landscaped backyard, complete with a deck—perfect for morning coffee or evening meals outdoors.

With a detached double garage and incredible value throughout, this is a fantastic opportunity to own a beautiful home in one of Calgary's most sought-after communities.

Built in 2007

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2237303               |
| Price          | \$494,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,119                  |
| Acres          | 0.06                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 25 Elgin Meadows View Se |
| Subdivision | McKenzie Towne           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 0E8                  |

### Amenities

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

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Track Lighting                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

**Exterior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                    |
| Construction      | Brick, Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 36             |
| Zoning         | R-G            |
| HOA Fees       | 227            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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