

\$685,000 - 18 Elgin Meadows Road Se, Calgary

MLS® #A2207617

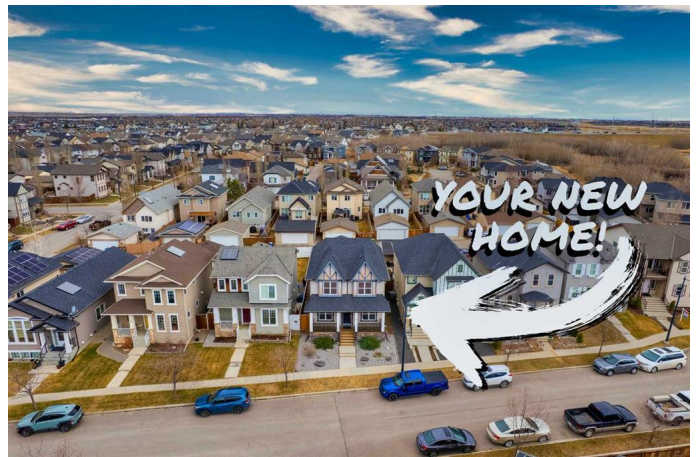
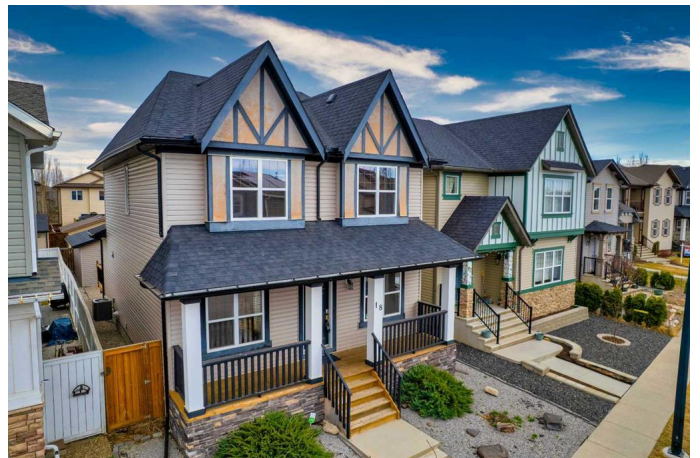
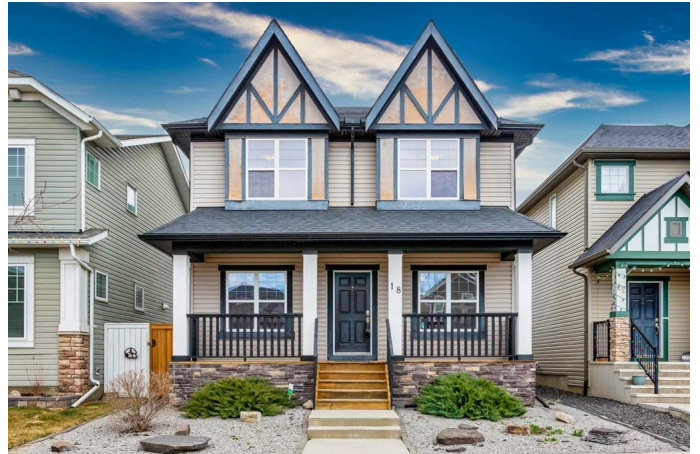
\$685,000

3 Bedroom, 3.00 Bathroom, 1,928 sqft
Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

Welcome home to this immaculate two-storey residence boasting over 1,900 sq.ft. in the highly sought-after community of Elgin in McKenzie Towne. Step onto the charming front porch into a beautifully designed space featuring 9-foot ceilings and pristine hardwood floors flowing throughout the main level. At the front, you'll find a spacious office filled with natural light, ideal for working from home. The main floor showcases an inviting open layout with a generously sized dining area perfect for family gatherings and entertaining friends. Relax in the expansive great room beside the cozy gas fireplace, seamlessly connected to a stunning maple kitchen equipped with stainless steel appliances, a pantry, and a convenient eat-up island bar. The sunny breakfast nook overlooks the backyard, offering a perfect spot for casual meals.

Step outside to your southwest-facing, low-maintenance backyard, complete with a newly constructed large cedar deck and an attractive decorative concrete patio (24 x 13.2), all enclosed by new fencing and designed for zero landscaping upkeep. The upper level offers an impressive primary bedroom featuring a ceiling fan, spacious walk-in closet, and a luxurious spa-inspired ensuite complete with a relaxing soaker tub and walk-in tiled shower. You'll appreciate the convenience of the upper-level laundry room. Two additional generously sized bedrooms and a well-appointed 4-piece bathroom round



out the upstairs.

The thoughtfully designed lower level, with large windows and rough-ins for a future 3-piece bathroom, awaits your personal touch. Additional comforts include newly installed air conditioning and an oversized 24x24 garage offering ample space for parking and a workshop.

Perfectly situated on a tranquil street, you'll enjoy being within walking distance to the pond, extensive pathway system, schools, shopping, and all the fantastic amenities McKenzie Towne has to offer. Experience the small-town charm—live local, shop local, and fall in love with your new home and community!

Built in 2010

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2207617 |
| Price | \$685,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,928 |
| Acres | 0.09 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 18 Elgin Meadows Road Se |
| Subdivision | McKenzie Towne |
| City | Calgary |
| County | Calgary |
| Province | Alberta |

Postal Code T2Z 0S1

Amenities

Amenities Other
Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full, Unfinished

Exterior

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

Additional Information

Date Listed April 11th, 2025
Days on Market 8
Zoning R-G
HOA Fees 226
HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.