

# \$517,900 - 23 Elgin Meadows Park Se, Calgary

MLS® #A2228495

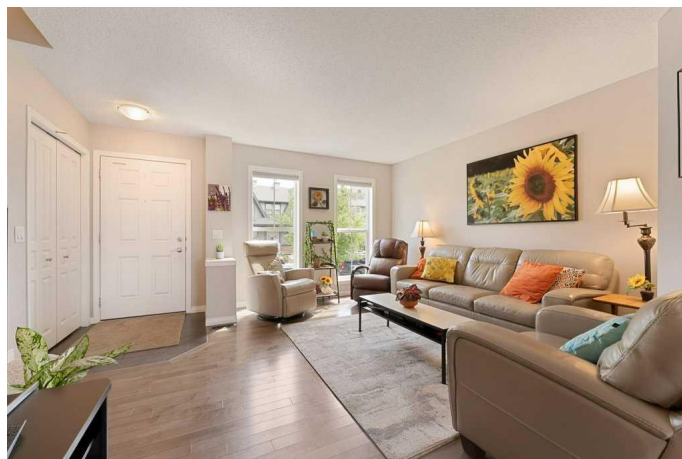
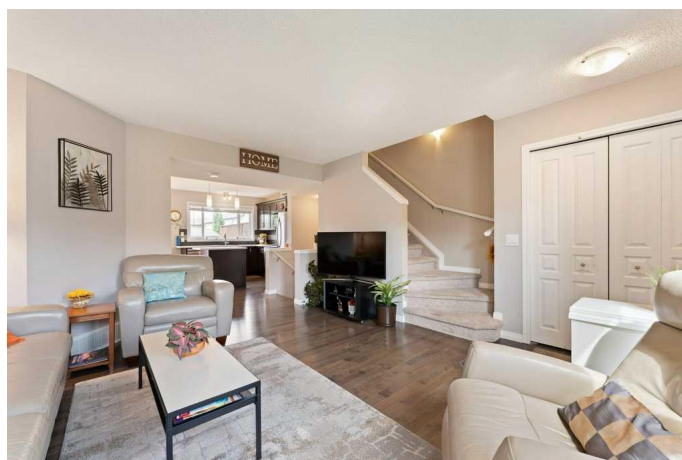
**\$517,900**

3 Bedroom, 3.00 Bathroom, 1,122 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

Tucked away on a quiet, tree-lined street in the sought-after community of McKenzie Towne, this beautifully maintained 3-bedroom, 2.5-bath semi-detached home offers the perfect blend of comfort, style, and small-town charm. From the moment you arrive, you'll appreciate the pride of ownership and thoughtful upgrades throughout. Notice the new Platinum Retractable Screen Storm door that greets you as you enter the home combined with the large front windows, natural light floods the main floor. The west-facing backyard is fully landscaped, fenced, and complete with a spacious deck—perfect for summer entertaining—and a double detached garage with a workbench and convenient paved lane access. Inside, the bright and inviting open-concept main floor is ideal for both daily living and hosting guests. The kitchen features rich dark cabinetry, a central island for extra prep space, a pantry, and newer stainless steel fridge, dishwasher and stove, along with an upgraded sink and faucet and new extended countertops. Stylish updated lighting, hardwood floors, elevate the home's aesthetic, while central A/C, a Nest thermostat, add modern efficiency and comfort. The dining area flows effortlessly to the large west-facing deck through sliding patio doors—bringing in warm natural light and creating the perfect indoor-outdoor lifestyle. Upstairs, you'll find a generous primary suite with a 3-piece ensuite, two additional spacious bedrooms, and a large



4-piece main bathâ€”ideal for families or guests. The basement is unspoiled and ready for your personal touch, whether you envision a home gym, rec room, or additional living space. There is even rough in for a future bath. Located close to schools, parks, walking paths, shopping, and transit, this home is a true gem in one of Calgaryâ€™s most charming communities.

Built in 2011

### Essential Information

MLS® #	A2228495
Price	\$517,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,122
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	23 Elgin Meadows Park Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0M1

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear,

	On Street
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Bathroom Rough-in, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	227
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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