

# \$474,900 - 23 Elgin Meadows Gardens Se, Calgary

MLS® #A2235673

**\$474,900**

3 Bedroom, 2.00 Bathroom, 1,128 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

**\*\* OPEN HOUSE CANCELLED \*\*** Welcome to incredible value in McKenzie Towne—where charm, comfort, and opportunity meet on a family-friendly street in one of Calgary’s most loved communities! Tucked into a quiet pocket of McKenzie Towne, this well-maintained home is the perfect first step into ownership, offering exceptional value. Ideal for young families, couples, or anyone looking to establish roots in an area that blends small-town charm with big-city convenience. Step inside to find a bright, inviting layout that balances comfort and function. The spacious front living room is flooded with natural light—perfect for cozy nights or entertaining guests. Toward the back, the open-concept kitchen and dining area make day-to-day living easy, with ample cabinetry, a centre island, and direct access to your outdoor space which is ready for your dream garage. A convenient powder room rounds out the main floor. Upstairs, you'll find three generous bedrooms, each with plenty of light and storage, sharing a well-appointed 4-piece bathroom. The unfinished basement is full of potential—use it now for storage or plan your dream rec room or additional living space for the future. The sunny backyard is a true blank canvas—ready for you to create your dream outdoor space. There’s more than enough room to build your ideal garage without compromising the play area for kids, pets, or gardening ambitions. A future deck awaits which will make it easy to imagine



summer barbeques and relaxed weekends. Set in a fantastic location, this home is nestled on a quiet, family-oriented street where neighbours still wave hello. Schools, parks, playgrounds, the splash park, winter skating rink, and High Street's shops, cafes, and restaurants are all within walking distance. Plus, 130th Avenue is just minutes away, offering quick access to big box stores, services, and additional dining options. This is affordable family living at its best, in a community that truly has it all. Don't miss this opportunity to get into McKenzie Towne where pride of ownership shines and a wonderful lifestyle awaits.

Built in 2010

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2235673               |
| Price          | \$474,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,128                  |
| Acres          | 0.06                   |
| Year Built     | 2010                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

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

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air                                                                                         |
| Cooling           | None                                                                                               |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Unfinished                                                                                   |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | None                                                               |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Vinyl Siding, Wood Frame                                           |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 4              |
| Zoning         | R-G            |
| HOA Fees       | 227            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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