

# \$514,900 - 33 Elgin Meadows View Se, Calgary

MLS® #A2239837

**\$514,900**

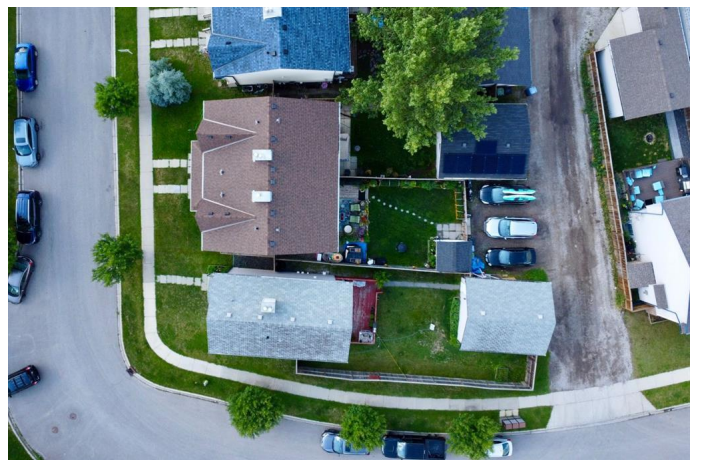
4 Bedroom, 3.00 Bathroom, 1,129 sqft

Residential on 0.07 Acres

McKenzie Towne, Calgary, Alberta

**\*\*OPEN HOUSE! Sunday, July 20: 2-4pm!\*\***

Welcome to this BEAUTIFULLY UPDATED and well-maintained family home in Elgin, ideally situated on a QUIET, TREE-LINED STREET. This charming property offers a peaceful oasis within the city. Step onto the inviting front veranda and enter the main level, where REFINISHED HARDWOOD floors set the tone for the stylish and functional OPEN-CONCEPT LAYOUT. Large windows fill the home with NATURAL LIGHT, enhancing the spacious living room - perfect for a large sectional or a combined living and dining space. The eat-in kitchen overlooks the meticulously LANDSCAPED BACKYARD and features NEW BACKSPLASH, select NEW APPLIANCES, and ample wood cabinetry and countertop space. A convenient half-bath completes the main floor, while the kitchen opens onto a lovely WOOD DECK and patio area. Upstairs, you'll find plush two-year-old carpet and three generous sized bedrooms ideal for family living. The master suite includes a 3 pc ensuite, while the second and third bedrooms share a full bath. The FULLY DEVELOPED lower level offers additional living space with a fourth bedroom and a well sized family room. This home is full of curb appeal, with established perennials in both the front and back yards. The slight pie-shaped lot provides an expansive lawn area and includes an attractive storage shed, while the FULLY FENCED yard offers privacy and functionality. Behind the fence are three



convenient parking stalls for easy access. This home has a NEWER ROOF (5 years old), UPDATED PAINT, CARPET, REFINISHED HARDWOOD on main, NEW APPLIANCES, NEW HOT WATER TANK, NEW MOTHERBOARD in furnace, NEW A/C unit, and more! Located just steps from scenic ponds and walking paths, and only minutes to shopping, schools, public transit, and major roadways, this is the perfect place to call home. McKenzie Towne is a master-planned neighbourhood in southeast Calgary, designed around walkable streets, front-porch homes, tree-lined boulevards, and a vibrant central retail district called High Street. Its innovative design has earned the area global recognition!

Built in 2007

### **Essential Information**

MLS® #	A2239837
Price	\$514,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,129
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	33 Elgin Meadows View Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Z 0E9

### Amenities

Amenities Clubhouse, Playground

Parking Spaces 3

Parking Alley Access, Parking Pad, Stall, Gravel Driveway, Rear Drive

### Interior

Interior Features No Smoking Home, Open Floorplan, Vinyl Windows

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Lane, Interior Lot, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed July 18th, 2025

Days on Market 2

Zoning R-G

HOA Fees 227

HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX Landan Real Estate

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