

# \$469,900 - 164 Elgin Meadows Gardens Se, Calgary

MLS® #A2240922

**\$469,900**

3 Bedroom, 4.00 Bathroom, 1,136 sqft

Residential on 0.07 Acres

McKenzie Towne, Calgary, Alberta

Stunning Fully Developed Half Duplex in McKenzie Towne | 2 Master Suites | Double Detached Garage.

Welcome to this beautifully maintained fully developed Half Duplex located in the vibrant and family-friendly community of McKenzie Towne. Offering over 1,600 sq.ft of total living space, this home is ideal for families, professionals, or investors looking for comfort, space, and convenience. Upstairs features two spacious master suites, each with their own private ensuite bathrooms and ample closet space – perfect for families, roommates, or guests. Enjoy modern open-concept living on the main floor with a bright and functional kitchen with tons of cabinet and counter space, a generous dining area, and cozy living room – great for entertaining or relaxing. A convenient half bath completes the main level. The fully developed basement offers a large family/living room that can easily serve as a third bedroom, along with a full bathroom and laundry area, giving you extra flexibility and comfort. Step outside into your landscaped yard, perfect for summer BBQs and play, with a double detached garage providing secure parking and storage. Located in the desirable community of McKenzie Towne, you’ll love the charming streetscapes, nearby parks, schools, shops, and restaurants. With easy access to major roadways, you’re just a short drive away from Calgary’s downtown core or a weekend escape west to the mountains. This home has it all – space,



location, and value. Don't miss your chance to own in one of Calgary's most sought-after neighbourhoods!

Built in 2008

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2240922               |
| Price          | \$469,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,136                  |
| Acres          | 0.07                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 164 Elgin Meadows Gardens Se |
| Subdivision | McKenzie Towne               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 0M3                      |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Laundry, Park, Parking, Secured Parking |
| Parking Spaces | 2  |
| Parking        | Double Garage Detached                             |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks                                      |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 2               |
| Zoning         | R-G             |
| HOA Fees       | 226             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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