

# \$479,900 - 13 Elgin Meadows View Se, Calgary

MLS® #A2255361

**\$479,900**

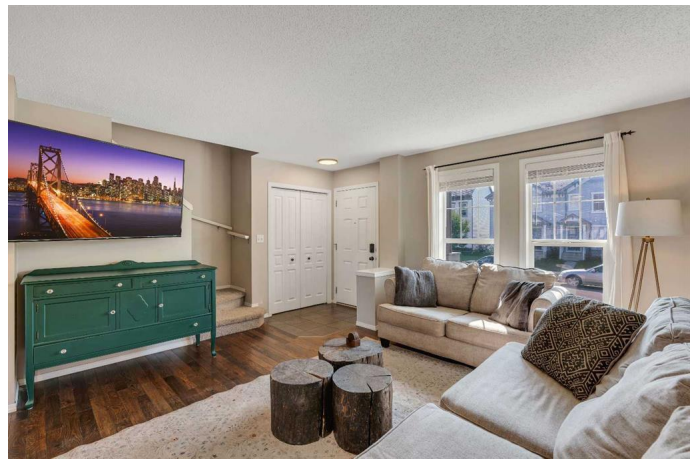
2 Bedroom, 3.00 Bathroom, 1,131 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

Welcome to 13 Elgin Meadows View! This move-in ready home offers over 1,100 sq. ft. of living space and with no condo fees is the perfect opportunity for first-time buyers or investors. Filled with natural light from large windows, the main level boasts warm hardwood flooring, a spacious living room, and a refreshed kitchen featuring stylish two-toned cabinets, an upgraded hood fan, and a bright eating area overlooking the backyard. The powder room and convenient back mudroom complete the main floor. Upstairs, you'll find two generous primary bedrooms, each with its own walk-in closet and private ensuite—an ideal layout for roommates or guests. The fully fenced backyard is a great size and offers an expanded deck, additional parking space, and plenty of room to build a garage. The basement includes laundry and awaits your personal touch for future development. Recent updates include a new roof (2022) and hot water tank (2023), adding peace of mind for years to come. Ideally located in the sought-after community of McKenzie Towne, you'll enjoy quick access to playgrounds, schools, transit (including the BRT), and all the shopping, dining, and amenities of High Street and 130th Avenue. Don't miss your chance to own this great home in one of Calgary's most popular communities!

Built in 2007



## Essential Information

MLS® #	A2255361
Price	\$479,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,131
Acres	0.06
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	13 Elgin Meadows View Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0E8

## Amenities

Amenities	Other
Parking Spaces	1
Parking	Off Street, Parking Pad

## Interior

Interior Features	Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 11th, 2025
Zoning	R-G
HOA Fees	226
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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