



THE
A-TEAM

**RE/MAX
FIRST**

129 ELGIN MEADOWS View, Calgary T2Z 0E9

MLS® #: **A2162388**

Area: **McKenzie Towne**

Listing Date: **09/05/24**

List Price: **\$499,950**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,141

Year Built:

2007

Low Sqft:

Ttl Sqft:

1,141

Lot Information

Lot Sz Ar:

2,798 sqft

Lot Shape:

DOM

13

Layout

Beds:

2 (2)

Baths:

3.0 (2 2)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Lawn,Level,Rectangular Lot
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`1" x 13`6"
Dining Room	Main	9`3" x 6`6"
Kitchen	Main	13`10" x 11`10"
4pc Ensuite bath	Second	
4pc Ensuite bath	Second	

Room	Level	Dimensions
Bedroom - Primary	Second	13`6" x 12`6"
Bedroom - Primary	Second	12`10" x 11`9"
Family Room	Basement	27`10" x 8`11"
2pc Bathroom	Main	
2pc Bathroom	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2

0710755

Remarks

Pub Rmks:

Tired of paying condo fees? Want your own private back yard? Come and check out this home in the popular community of Mckenzie Towne. This half duplex features the sought after dual primary bedroom design. Both upstairs bedrooms are an excellent size and have walk in closets and full 4 pc bathrooms. Main floor is open and bright with easy care vinyl plank flooring flowing seamlessly throughout. A spacious living room partially separated from the kitchen with a half wall. Kitchen is at the back of the house and has loads of maple cabinets, expansive counters and a bayed out eating nook with views to the back yard. Out the back door to the raised deck and west exposed yard expands your summer living and entertaining space. 2 pc bathroom finishes off this level. Basement is fully developed with a large family room, office nook, bathroom and laundry area - perfect for game night or kid's playroom. Carved out parking area off the back lane provides plenty of parking space for 2 vehicles with room for a future garage. McKenzie Towne has artfully blended the best of the old and new to create something truly unique with its pedestrian friendly design, classic small town architecture, landmark community buildings and a thriving main street business centre. An eclectic mix of housing, tree-lined boulevards and wide front porches are just a few of the community's small-town inspired touches. There are both public and Catholic k to 9 schools within the community and loads of Big box stores, restaurants and services at South Trail Crossing or take a stroll down to High Street and check out the quainter shops and local businesses. Commuting is a breeze with a dedicated bus going directly downtown during rush hours. As well the new Calgary South Health Campus Hospital is a quick 5 minute drive. McKenzie Towne brings to mind treasured memories of the past - yet at the same time, is a vital, contemporary community that puts people first. This move-in ready house is waiting for you with flexible possession date for your convenience. You're going to love living here!

Inclusions:
Property Listed By:

**storage shed
RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









