



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**209 ELGIN MEADOWS Park, Calgary T2Z 1B5**

MLS®#: **A2168757** Area: **McKenzie Towne** Listing Date: **09/26/24** List Price: **\$539,900**  
Status: **Active** County: **Calgary** Change: **-\$10k, 07-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**  
City/Town: **Calgary**  
Year Built: **2012**  
Lot Information  
Lot Sz Ar: **2,561 sqft**  
Lot Shape:  
Access:  
Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Landscaped**  
Park Feat: **Double Garage Detached**

Finished Floor Area  
Abv Sqft: **1,130**  
Low Sqft:  
Ttl Sqft: **1,130**

DOM

**56**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey,Side by Side**  
Parking  
Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**  
Construction: **Vinyl Siding**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Dryer,Electric Range,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>2`8" x 6`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 5`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 9`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`6" x 14`4"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 7`11"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`10" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`7" x 13`10"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`10" x 12`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>16`6" x 17`5"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>16`7" x 10`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1111106**

Zoning:  
**R-G**

Remarks

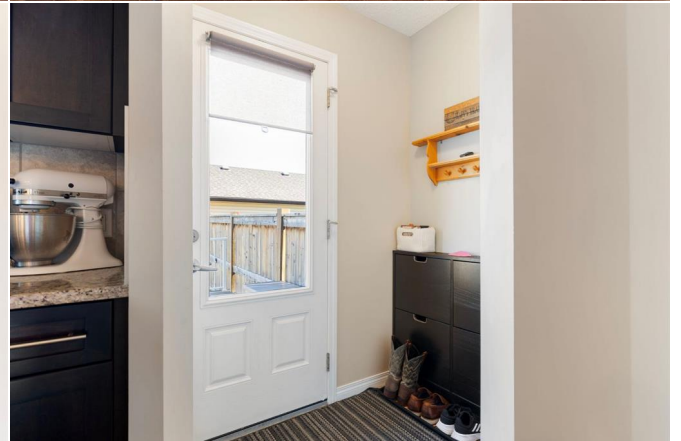
Pub Rmks: **Welcome to this beautifully maintained home in the highly sought-after community of McKenzie Towne, this fantastic home is located in Elgin Meadows the final and newest development location in this outstanding community! As you step inside, you're greeted by gleaming hardwood floors and an open-concept layout that flows seamlessly into a modern kitchen, complete with elegant dark maple stained cabinets finished to the ceiling with crown molding detail, and granite countertops & completely updated modern lighting package throughout the main level. Upstairs, you'll find two spacious master bedrooms, each with its own private ensuite, offering the perfect balance of comfort and convenience for families or guests. The fully developed basement provides even more living space, ideal for a family room, home office, or entertainment area and offers a rough-in 4 piece bathroom for future development growth for those buyers looking to improve the basements functionality. Step outside to enjoy the tastefully landscaped East facing back yard that features a large private deck made from Duradeck that's perfect for entertaining, along with a double detached oversized garage with paved alleyway and a low-maintenance yard. Situated close to parks, schools, shopping, and dining, this home offers the best of both convenience and community. Don't miss your chance to make this gem your own!**

Inclusions:  
Property Listed By: **Charles**  
**TV mounts, Couches (if wanted), Bar Fridge, Island stools**

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











**209 Elgin Meadows Park SE, Calgary, AB**

Main Building: Total Exterior Area Above Grade: 1130.76 sq ft



Main Floor  
Exterior Area: 917 sq ft

1st Floor  
Exterior Area: 597 sq ft

Basement (Below Grade)  
Exterior Area: 616 sq ft

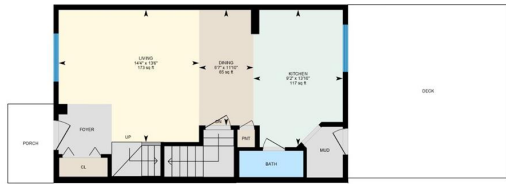
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Notes: Figures are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2024/06/08  
BIGUIDE

209 Elgin Meadows Park SE, Calgary, AB

Main Floor Exterior Area 540.39 sq ft



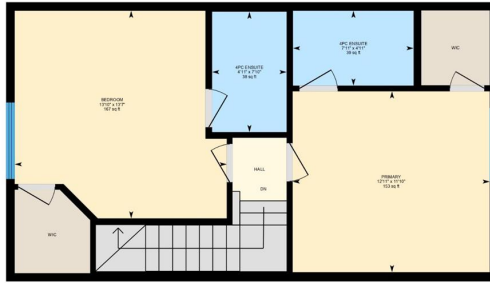
PREPARED: 2024/09/26



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

209 Elgin Meadows Park SE, Calgary, AB

2nd Floor Exterior Area 564.37 sq ft



PREPARED: 2024/09/26



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209 Elgin Meadows Park SE, Calgary, AB

Basement (Below Grade) Exterior Area 507.38 sq ft



PREPARED: 2024/09/26



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