



THE
A-TEAM

**RE/MAX
FIRST**

160 ELGIN MEADOWS View, Calgary T2Z 0G1

MLS® #: **A2173863**

Area: **McKenzie Towne**

Listing Date: **10/18/24**

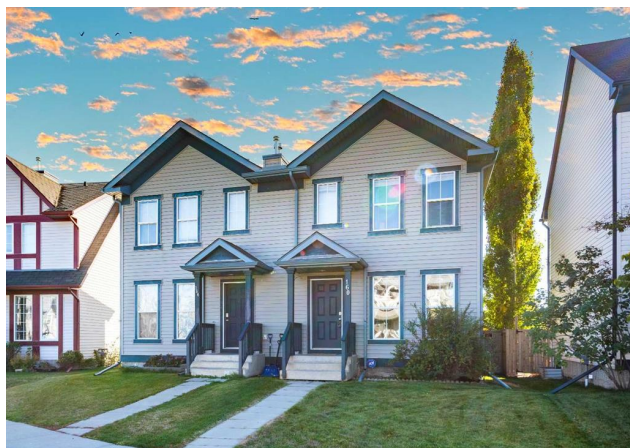
List Price: **\$489,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 23-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,140

Year Built:

2007

Low Sqft:

Lot Information

Ttl Sqft:

1,140

Lot Sz Ar:

2,647 sqft

Lot Shape:

DOM

64

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,Few Trees,Garden,No

Neighbours Behind,Landscaped,Rectangular Lot

Park Feat:

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**

Int Feat: **Chandelier,No Smoking Home,Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`8" x 13`0"
Kitchen	Main	14`1" x 8`8"
Bedroom - Primary	Second	13`9" x 13`2"
4pc Ensuite bath	Second	8`0" x 5`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`0" x 7`7"
2pc Bathroom	Main	6`9" x 3`0"
Bedroom	Second	12`10" x 11`10"
4pc Ensuite bath	Second	8`0" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0710755

Zoning:
R-G

Remarks

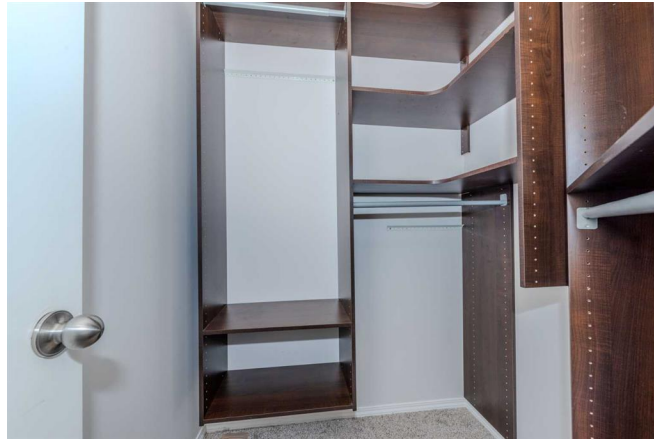
Pub Rmks: **This beautifully maintained semi-detached home is move-in ready and just minutes from parks, schools, and the vibrant amenities of High Street. Nestled on a quiet street adjacent to an environmental reserve, it offers serene surroundings and a touch of nature. The home features two master bedrooms, 2.5 bathrooms, and strikes the perfect balance between space and functionality, making it ideal for investors, first-time buyers, or professionals seeking convenience. Recently renovated with fresh paint and new carpeting, the furnace and roof were replaced in 2022. The main level boasts an open-concept layout with hardwood flooring throughout. The kitchen showcases maple cabinets and sleek stainless steel appliances. Upstairs, you'll find two master suites, each with a 4-piece bath and walk-in closet. The private southeast-facing backyard is fully fenced and landscaped, offering ample space for family enjoyment. A rear deck with room for a BBQ and seating area is perfect for entertaining friends and family in the summer. This home is a great opportunity to build equity in Elgin Village, with quick access to the amenities of McKenzie Towne, 130th Avenue, and Seton, all just minutes away from parks and green spaces. Don't miss your chance to own this wonderful property!**

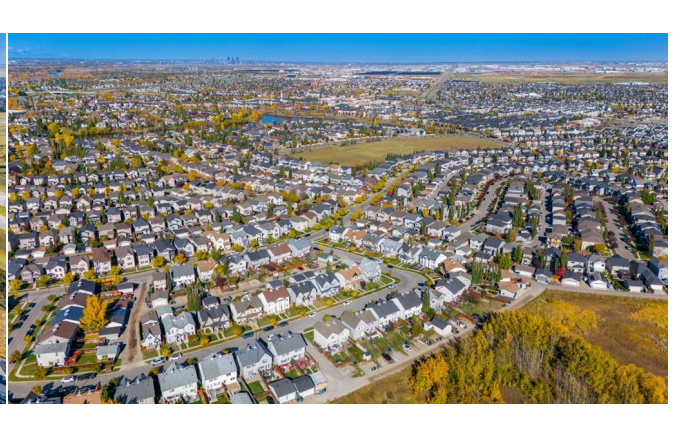
Inclusions:
Property Listed By: **none**
URBAN-REALTY.ca

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











160 Elgin Meadows View SE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1140.87 sq ft



Main Floor
Exterior Area 551.09 sq ft



1st Floor
Exterior Area 589.78 sq ft