



THE
A-TEAM

**RE/MAX
FIRST**

233 ELGIN MEADOWS Park, Calgary T2Z1B4

MLS®#: **A2188560** Area: **McKenzie Towne** Listing Date: **01/17/25** List Price: **\$540,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **2,529 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Off Street**

Finished Floor Area
 Abv Sqft: **1,125**
 Low Sqft:
 Ttl Sqft: **1,125**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Oven,Refrigerator,Washer**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`8" x 13`6"	Dining Room	Main	8`5" x 11`10"
Kitchen	Main	9`4" x 11`6"	2pc Bathroom	Main	6`7" x 2`8"
Bedroom - Primary	Second	12`6" x 11`3"	3pc Ensuite bath	Second	5`7" x 5`5"
4pc Bathroom	Second	7`9" x 4`11"	Bedroom	Second	10`7" x 8`4"
Bedroom	Second	10`5" x 8`4"	Furnace/Utility Room	Basement	29`9" x 16`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1111106

Zoning:
R-G

Remarks

Pub Rmks: **On a quiet street in the highly desirable McKenzie Towne, you'll love this well-kept home. 3-bedroom, 2.5-bathroom family home, featuring brand new carpet and fresh paint! The versatile and appealing layout is complemented by hardwood flooring, stainless steel appliances, upgraded distressed cabinets, a beautiful backsplash, a kitchen island, and granite countertops in both the kitchen and bathrooms. The home also boasts contemporary colors and stylish finishes that make it truly stand out. The open concept main floor includes a spacious living room, a dining area, and a generous kitchen with an island and pantry. A convenient 2-piece bath and back entrance complete this level . Upstairs, you'll find a master bedroom with 3-piece ensuite bath, and two good-sized bedrooms and additional 4 pc bathroom. The exterior features a large patio, a nice storage shed, and a fenced and landscaped yard, perfect for outdoor living. The back alley is Paved . Located close to shopping, schools, public transit, the south hospital, and with great access to Stoney Trail and Deerfoot, this area is truly hard to beat. Book your showing today and make this move-in ready home yours!**

Inclusions:
Property Listed By: **N/A
Unison Realty Group Ltd.**

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







