

# \$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, Landscaped, Lawn, Rectangular Lot, |

|              |                                 |
|--------------|---------------------------------|
|              | Irregular Lot                   |
| Roof         | Asphalt Shingle                 |
| Construction | Mixed, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-G                  |
| HOA Fees       | 226                  |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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