

# \$669,900 - 119 Elgin Meadows Way Se, Calgary

MLS® #A2232454

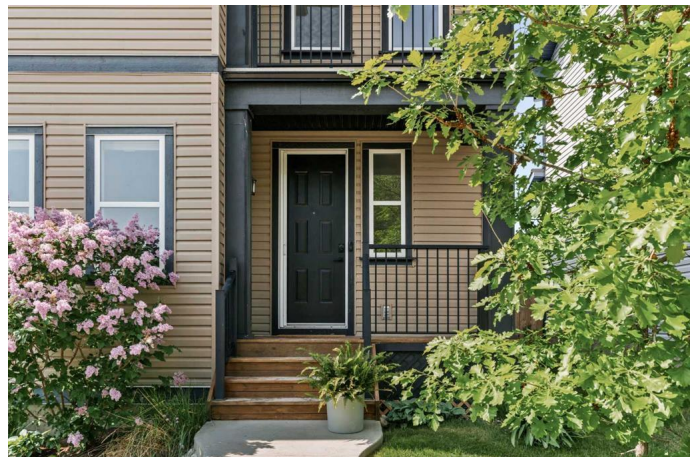
**\$669,900**

3 Bedroom, 3.00 Bathroom, 2,051 sqft

Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

**\*\*Open House this Saturday, July 19th from 1:00-3:00 PM\*\*** This beautifully maintained home in the heart of McKenzie Towne combines quality craftsmanship with everyday functionality. Situated on a 3,900 sq. ft. lot with a sunny southwest-facing backyard, the home offers over 2,000 sq. ft. of developed living space, featuring 3 bedrooms, 2.5 bathrooms, two living areas, a main-floor office, and modern updates throughout. Beautiful hardwood flooring runs through the main living area, while large front and rear windows fill the space with natural light. The open-concept layout connects the kitchen, dining, and living areas are perfect for entertaining or keeping an eye on young kids. The timeless kitchen has been recently updated with a subway tile backsplash and includes maple shaker cabinets, granite countertops, stainless steel appliances, a large island, and a corner pantry for extra storage. The spacious living room overlooks the backyard and features a gas fireplace with a tile surround. A versatile office/den, 2-piece powder room, laundry area, and rear mudroom complete the main level, providing functionality and convenience. The upper level offers 3 generously sized bedrooms and a large bonus room with direct access to a private front balcony. The expansive primary suite (14' x 14') features a recently updated 4-piece ensuite with an oversized vanity, walk-in tile shower with 10mm glass, a soaker tub, and a large walk-in closet. 2 additional bedrooms, a full bathroom,



and added storage complete the upper floor. The undeveloped basement is a blank canvas with ample space for a future recreation room, fourth bedroom, and rough-in plumbing for an additional bathroom, providing both function and flexibility for future development. Outside, the southwest-facing backyard is ideal for families and entertainers, offering generous green space, mature trees for privacy, and a large deck with a gazebo, perfect for barbecues or relaxing summer evenings. If the summer heat is too much, cool down inside with central air conditioning. Pride of ownership is evident throughout, with numerous updates including recent paint and modern lighting. Located in sought-after McKenzie Towne, this move-in-ready home offers access to parks, schools, and nearby amenities, delivering exceptional value in one of Calgary's most desirable communities.

Built in 2009

**Essential Information**

MLS® #	A2232454
Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,051
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	119 Elgin Meadows Way Se
Subdivision	McKenzie Towne

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0G2

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Interior Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	227
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

Charles

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.