

# \$625,000 - 14 Elgin Meadows Way Se, Calgary

MLS® #A2246572

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,512 sqft  
Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this charming two-story family home with a brand new roof, boasting exceptional curb appeal and a sunny west-facing exposure in the popular community of McKenzie Towne. Ideally located near schools and shopping, this residence is perfect for families seeking convenience and comfort. As you enter, you'll be greeted by an open concept floor plan that features soaring 9-foot ceilings and an abundance of natural light from large windows. The inviting family room is a highlight, complete with a stylish gas fireplace framed by elegant tile, creating a cozy gathering space. The kitchen, designed for both functionality and style, offers ample light wood cabinetry, a spacious center island with a dual sink, and a walk-in pantry for all your storage needs. The adjoining breakfast nook is ideal for family meals, with garden doors that lead seamlessly to the rear deck, perfect for outdoor dining and relaxation.

On the main floor, you'll also find a spacious den, which can serve as a home office or playroom, along with a convenient 2-piece bathroom. Upstairs, the master bedroom features a private 4-piece ensuite and a generous walk-in closet, providing a tranquil retreat. Two additional well-sized bedrooms and another 4-piece bathroom complete the upper level, ensuring plenty of space for family members or guests. The backyard is a true oasis for entertaining, featuring a large deck that's fully fenced for privacy and safety.



Additionally, the generously sized detached double garage is insulated and drywalled, equipped with a gas connection and 220-volt wiring, offering versatility for various projects. This home offers the perfect blend of style, comfort, and functionality, making it an ideal choice for families. Book your viewing today!

Built in 2007

### **Essential Information**

MLS® #	A2246572
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,512
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	14 Elgin Meadows Way Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0B7

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 12th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	226
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.