

# \$545,000 - 249 Elgin Meadows Park Se, Calgary

MLS® #A2239345

**\$545,000**

3 Bedroom, 3.00 Bathroom, 1,404 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this beautiful family home nestled on a quiet street in the highly desirable community of McKenzie Towne.

This well-maintained 3-bedroom, 2.5-bathroom home offers an ideal blend of comfort, functionality, and style. The thoughtfully designed layout features rich hardwood flooring on Main floor, stainless steel appliances, a spacious kitchen island, and elegant granite countertops in the kitchen. Contemporary colors and modern finishes throughout create a warm and inviting atmosphere. The open-concept main floor includes a bright and spacious living room, a generous dining area, and a well-appointed kitchen complete with a pantry. A convenient 2-piece washroom and a rear entrance complete the main level.

Upstairs, you'll find a spacious primary bedroom with a private 3-piece ensuite, along with two additional well-sized bedrooms and a full 4-piece bathroom.

The exterior boasts a huge back yard, ideal for outdoor enjoyment. Additional highlights include a paved back alley and an unfinished basement, offering great potential for future development.

Ideally located close to schools, shopping, public transit, South Health Campus, and with easy access to Stoney Trail and Deerfoot Trail — this location truly offers unbeatable convenience.

Don't miss out — book your showing today and make this move-in ready home



yours!

Built in 2011

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2239345               |
| Price          | \$545,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,404                  |
| Acres          | 0.06                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 249 Elgin Meadows Park Se |
| Subdivision | McKenzie Towne            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z0M4                    |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Park        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 34              |
| Zoning         | R-G             |
| HOA Fees       | 226             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Five Star Realty |
|----------------|------------------|

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