# 6 Elgin Meadows Road SE

Calgary | Active | MLS® A2335482

**$539,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **3** | **2009** | **1,265.32 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by CIR Realty

# A closer look

OPEN HOUSE NOV 21 (1-4PM) $30K PRICE IMPROVEMENT!!! PRE-INSPECTED | REAR WALK-UP SEPARATE ENTRANCE | FULLY FINISHED BASEMENT | GEOTHERMAL HEATING AND COOLING. Welcome to this beautiful and charming 4-level split in the heart of McKenzie Towne, owned and cherished by the original owner since new. NOW VACANT AND READY FOR QUICK POSSESSION. Featuring 5 BEDROOMS and 3 FULL BATHROOMS, including TWO SPACIOUS PRIMARY SUITES, EACH WITH IT'S OWN ENSUITE-ideal for multi-generational living or growing families. This spacious 4-level split home offering approximately 2,400 SQUARE FEET OF TOTAL LIVING SPACE. With multiple levels thoughtfully designed for comfortable family living, this home provides plenty of room for everyone to enjoy. A great opportunity for buyers looking for a spacious home with a functional multi-level design and FRESHLY PAINTED WALLS.

The bright main level features soaring ceilings, large windows, and an open-concept layout filled with natural light. The modern kitchen is perfect for everyday living and entertaining. The lower level and fully finished basement offers additional living space and includes a separate walk-up rear entrance, providing added flexibility. Enjoy the benefits of solar panels and geothermal heating and cooling, designed to improve energy efficiency and provide long-term savings. Stay comfortably cool during the summer with the geothermal system-NO TRADITIONAL A/C REQUIRED-while enjoying efficient, year-round comfort and reduced energy costs. The REAR GRAVEL PAD can comfortably park THREE CARS . Conveniently located close to schools, parks, shopping, restaurants, and all the amenities that make McKenzie Towne one of Calgary's most desirable communities.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2335482 |
| **Bedrooms** | 5 |
| **Bathrooms** | 3 |
| **Year Built** | 2009 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |

| | |
|---|---|
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 4 Level Split |
| **Total Living Area:** | 1,265.32 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 3,845 sq. ft. |
| **Lot Frontage:** | 34'7" |
| **Front Exposure:** | East |
| **Levels:** | 4 Level Split |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2009 (Age: 17) |
| **Bedrooms:** | 5 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 3.0 (Full:3, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0813057 |
| **Heating:** | Geothermal |
| **Basement:** | Full, Finished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Concrete, Vinyl Siding |
| **Structure Type:** | House |
| **Roof:** | Shingle |
| **Ensuite:** | Yes |

| | |
|---|---|
| **Flooring:** | Carpet, Laminate |
| **Cooling:** | Other |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Off Street |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **HOA Fee:** | $235.00 |
| **City Quadrant:** | Southeast |
| **Community:** | McKenzie Towne |
| **Amenities:** | Clubhouse |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| **Inclusions:** | Solar panels |
| **Restrictions:** | See Remarks |
| **Main Floor** | Dining Room · 14'10" × 13' · |
| **Main Floor** | Foyer · 8'3" × 6' · |
| **Main Floor** | Kitchen · 12'6" × 9'5" · |
| **Main Floor** | Living Room · 17'2" × 13'1" · |
| **Main Floor** | Covered Porch · 8' × 3'11" · |
| **2nd Floor** | Bedroom · 9'11" × 9'2" · |
| **2nd Floor** | Bedroom · 12'6" × 9'2" · |
| **2nd Floor** | Bedroom - Primary · 12'10" × 12' · |
| **Lower Level** | Bedroom · 12'10" × 9'3" · |
| **Lower Level** | Walk-In Closet · 3'11" × 1'11" · |
| **Lower Level** | Hall · 7' × 5'9" · |

| | |
|---|---|
| **Lower Level** | Game Room · 26'3" × 13'5" · |
| **Lower Level** | Bedroom · 12'10" × 12'2" · |
| **Lower Level** | Den · 12'3" × 11'6" · |
| **Lower Level** | Laundry · 11'5" × 8'5" · |
| **Lower Level** | Furnace/Utility Room · 10'4" × 7'11" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Clubhouse, Schools Nearby, Shopping Nearby, Walking/Bike Paths |
| **Interior Features:** | High Ceilings, Separate Entrance |
| **Exterior Features:** | Private Entrance |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Front Yard |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone SE |
| **Zoning:** | R-G |
| **Listed Date:** | Aug 06, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6-elgin-meadows-road-se-calgary-a2335482/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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