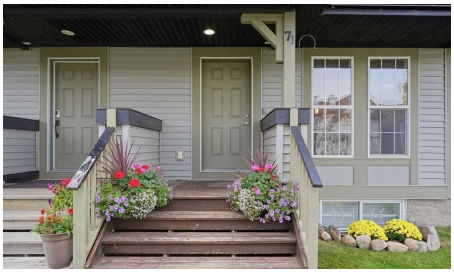
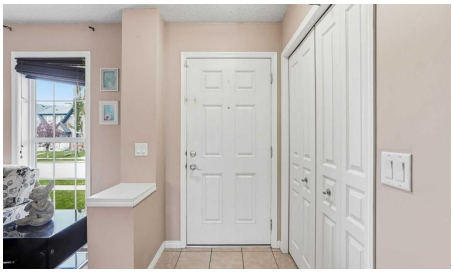
71 Elgin Meadows Garden SE

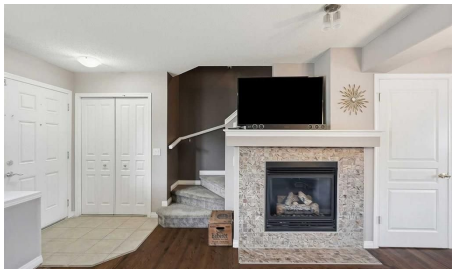
Calgary | Active | MLS® A2348842

$464,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2009**	**1,070.36 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

A great opportunity for first-time buyers and young families to enter the market in the established community of McKenzie Towne. This 1,070 sq. ft. side-by-side home offers three bedrooms, 2.5 bathrooms and a fully finished basement, providing plenty of functional living space at an affordable price point. The open-concept main floor features hardwood flooring, a gas fireplace and large windows that bring natural light into the living area. The adjoining dining space and kitchen offer rich dark cabinetry, stainless steel appliances and a practical layout for everyday living. A 2 pc bath is positioned towards the rear of the house next to the functional mudroom. Upstairs, the spacious primary bedroom includes a large closet and private three-piece ensuite, while two additional bedrooms share a four-piece bathroom. The finished basement adds a generous family room with an electric fireplace-ideal for movie nights, a children’s play area or additional living space. Outside, the fully fenced low-maintenance, pet-friendly west-facing yard is well positioned for afternoon sun and evening sunsets. A covered parking canopy is perfect to keep your vehicle out of the snow and rain. With schools, parks, transit and the shops, restaurants and services of McKenzie Towne High Street all nearby, this home offers excellent convenience and an opportunity to build equity while adding your own personal touches. Opportunity knocks - don't miss out! Call your realtor today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348842
Bedrooms	3
Bathrooms	3
Year Built	2009
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,070.36 sq. ft.

Main Level Finished Area:	508.02 sq. ft.
Upper Level Finished Area:	562.34 sq. ft.
Below Grade Finished Area:	453 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,508 sq. ft.
Lot Frontage:	22'6 1/8 "
Front Exposure:	East
Entry Level:	0
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2009 (Age: 17)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0812876
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	2
Fireplace Details:	Electric, Gas, Great Room
Garage:	No
Parking:	Alley Access, Covered, Parking Pad
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
HOA Fee:	$365.00
City Quadrant:	Southeast
Community:	McKenzie Towne
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	built in dishwasher, refrigerator, electric stove, built in microwave, washer, dryer, all window coverings and portable car shelter
Restrictions:	None Known
Main Floor	Dining Room · 14'1" × 8' ·
Main Floor	Kitchen · 14'1" × 8'5" ·
Main Floor	Living Room · 14'8" × 14' ·
2nd Floor	Bedroom - Primary · 15'10" × 11'3" ·
2nd Floor	Bedroom · 10'7" × 8'4" ·
2nd Floor	Bedroom · 10'9" × 8'11" ·
Lower Level	Game Room · 19'5" × 16'5" ·
Lower Level	Furnace/Utility Room · 16'7" × 14'9" ·

Title to Land:	Fee Simple
Community Features:	Clubhouse, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Exterior Features:	Barbecue
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Interior Lot, Landscaped
Num. of Parcels:	0
Outbuildings:	See Remarks
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/71-elgin-meadows-garden-se-calgary-a2348842/

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

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