



## 25 Elgin Mews Calgary Alberta

\$534,900

\*\*\*WELCOME HOME!\*\*\* An INCREDIBLE Opportunity to own a RENOVATED & Fully DEVELOPED Family Home with Detached DOUBLE GARAGE, in the Highly Coveted & Vibrant Community of McKenzie Towne, offering a Small Town setting with the Amenities of an Urban Lifestyle! Boasting more than 1700sqft over 3 levels, this lovely 3 Bed + 1.5 Bath Duplex exudes PRIDE OF OWNERSHIP, showcasing Luxury Vinyl Plank Flooring, Numerous UPGRADES & an abundance of NATURAL LIGHT, compliments of the Open Floor Plan & Large Windows throughout. The main level is the Heart of the Home showcasing a Functional design that flows seamlessly from the Bright & SPACIOUS Living Room with cozy Gas FIREPLACE & adjoining Dining Area, to the well appointed & UPDATED CHEF'S KITCHEN featuring plenty of Cabinetry & Counter Space, NEW UPGRADED STAINLESS Appliances, STONE Counters, Large Pantry & overlooking the Sunny South Facing Backyard! The perfect space for entertaining friends, hosting Holiday dinners or casual eating with the Family! Completing the main floor is a lovely 2pc Powder Room & Mudroom. The upper level offers a LARGE MASTER RETREAT complete with WALK-IN CLOSET, 2 additional Bedrooms & FULL BATH. Heading downstairs, your DEVELOPED Lower Level features a Large FAMILY/REC Room - the perfect spot for movie nights with the Family! Rounding off this level is a Large FITNESS/GAMES Room (with RUBBER FLOORING & INCLUDES ALL GYM EQUIPMENT!) & Laundry/Mechanical Room with plenty of STORAGE space! Step outside into your Peaceful & EXTENSIVELY LANDSCAPED Backyard with Large 2 TIERED Deck, Gravel Firepit Area, Rock Garden & Lush Greenery - THE SPOT to BBQ & Entertain Friends & Family or just relax & enjoy the sunshine! Your PRIVATE & FENCED Backyard also offers a Detached DOUBLE GARAGE & direct alley access. McKenzie Towne is loved for its Picturesque Pathways, Ponds & Outdoor Spaces, Prime Location, ...

Family room 13.00 Ft x 13.75 Ft

Other 13.75 Ft x 16.42 Ft

Other 4.08 Ft x 5.00 Ft

Living room 11.75 Ft x 12.67 Ft

Dining room 7.83 Ft x 11.83 Ft

Other 3.67 Ft x 5.17 Ft

2pc Bathroom Measurements not available

Primary Bedroom 12.42 Ft x 13.42 Ft

Bedroom 8.25 Ft x 10.33 Ft

Bedroom 8.42 Ft x 10.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://blackrockre.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Kitchen 8.50 Ft x 11.42 Ft

4pc Bathroom Measurements not available