



31 Elgin Meadows Park Calgary Alberta

\$519,900

A semi-detached home that doesn't feel "semi." With 1,405 sq. ft. of living space, this home offers more room than most in its category, giving you the space to live comfortably without compromise. The main floor features a spacious living room perfect for relaxing or entertaining, a separate dining area, and a roomy kitchen complete with granite countertops, generous cabinet storage, a convenient pantry and window overlooking yard. Bonus: side entrance door should you want to develop the basement for tenants or family. Upstairs you'll find two generously sized bedrooms plus a versatile lofted den--perfect as a home office, reading nook, or easily converted into a third bedroom if needed. The primary bedroom retreat offers plenty of space (king bed approved!), along with a walk-in closet and private 4-piece ensuite. The unfinished basement provides excellent potential for future development--whether you envision a rec room, gym, additional bedrooms, or all of the above. Step outside to the sunny west-facing backyard with a brick patio/garden area, ideal for enjoying Calgary's long summer evenings and plenty of room to build a detached double garage (parking pad for 2 cars currently). Located in the vibrant community of McKenzie Towne, you'll enjoy numerous parks, great schools, shopping, restaurants, and countless amenities nearby, along with quick access to Deerfoot Trail and Stoney Trail for an easy commute anywhere in the city. Recent thoughtful improvements include new paint, several updated light fixtures, new carpeting, new washer, hi-eff furnace (2023), hot water tank (2021). Homes with this much space in McKenzie Towne rarely last long - come see it in person!! (id:6769)

Loft 8.25 Ft x 12.58 Ft
Primary Bedroom 10.83 Ft x 15.17 Ft
Bedroom 8.33 Ft x 11.00 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft
4pc Bathroom 5.83 Ft x 10.75 Ft
Other 5.83 Ft x 8.67 Ft

Kitchen 9.00 Ft x 14.08 Ft
Dining room 8.00 Ft x 10.25 Ft
Pantry 3.67 Ft x 3.67 Ft
Living room 17.08 Ft x 14.58 Ft
2pc Bathroom 5.75 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Realty Professionals

<http://www.boldhomes.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca