

# \$524,900 - 25 Elgin Mews Se, Calgary

MLS® #A2188683

**\$524,900**

3 Bedroom, 2.00 Bathroom, 1,116 sqft  
Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

**\*\*\*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, Active Lifestyle & quick access to countless Amenities, offering a prominent sense of Community, Livability & Walkability! Take a scenic stroll along the Pathways at FISH CREEK PARK, Golf at one of the nearby GOLF Courses or head over to McKenzie Towne Hall, offering year round activities including various Family Friendly Programs, Multi-Sport Gymnasium, Fitness Programs & MORE. Simply Move In & Enjoy! \*\*\*UPSTAIRS GREEN DETAILS & BASEMENT WALLS ARE BEING PAINTED TO MATCH MAIN FLOOR.\*\*\*

Built in 2003

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2188683    |
| Price          | \$524,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,116       |
| Acres          | 0.06        |
| Year Built     | 2003        |
| Type           | Residential |

|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 25 Elgin Mews Se |
| Subdivision | McKenzie Towne   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2Z4J9           |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Clubhouse, Game Court Interior, Other |
| Parking Spaces | 2                                     |
| Parking        | Double Garage Detached                |
| # of Garages   | 2                                     |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Stone Counters, See Remarks   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, See Remarks, Other |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 46                 |
| Zoning         | R-2M               |
| HOA Fees       | 227                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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