

# \$739,900 - 167 Elgin Meadows Way Se, Calgary

MLS® #A2222877

**\$739,900**

3 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.10 Acres

McKenzie Towne, Calgary, Alberta

This stunning updated bungalow features 3 spacious bedrooms and 3 modern bathrooms across 2,640ft<sup>2</sup> of total space. The modern, open concept, fully permitted, illegal basement suite offers opportunities for multi-generational living, long term rental or Air BNB to help with the affordability of the home. To add to the appeal of the suite, you have a separate laundry room down here as well! Enjoy the comfort of central A/C (2020), a cozy fireplace, and a private, zeroscaped backyard perfect for relaxation. There are no neighbours behind, which adds even more appeal, and the deck and patio will be amazing spaces for you to spend time listening to the frogs after a rain, soaking up the sun or hiding in the shade on a hot afternoon. The landscaping will amaze and show the love that's been poured into the home, a trained eye will even notice the kiwi vines! and yes kiwi's do grow in Calgary! Updates abound on the main floor from 2021 when they added more hardwood, removed some areas of carpet and refinished the original hardwood. The kitchen received a facelift as well with new quartz counters, backsplash appliances and a main floor laundry room that is all about functionality and convenience. Even the washer & dryer were replaced in 2023! The bathrooms weren't forgotten either featuring new vanities, paint, mirrors, and flooring. The gorgeous gas fireplace was re-tiled in 2021 as well and is flaunting a marble trim to highlight the ceramic tile. Of course, the primary bedroom is set up



with all the creature comforts you'll need, including a walk-in closet and 4-pc ensuite. With 9' ceilings on both levels, you'll be tempted to engage the wired surround sound and in-ceiling speakers. The double rear attached garage adds convenience, and your car will thank you for the paved alley. Mechanical features include a high efficient furnace, new hot water tank, water softener and of course the aforementioned Central A/C. This location offers easy access to parks and local amenities. Don't miss out on this fantastic opportunity for stylish living, we're happy to accommodate your showing needs!

Built in 2012

### Essential Information

MLS® #	A2222877
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,320
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	167 Elgin Meadows Way Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0W7

### Amenities

Amenities	Other, Park, Picnic Area, Playground
Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Stone Counters
Appliances	Central Air Conditioner, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	226
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.