

**46 Elgin Meadows Gardens SE
Calgary, Alberta**

MLS # A2174131



\$489,900

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|------------------|---|---------------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Side by Side | | |
| Size: | 1,144 sq.ft. | Age: | 2009 (15 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Alley Access, Off Street, On Street, Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Level | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame, Wood Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry | | |

Inclusions: Attached mirrors in primary closet, mail holder near patio door, shed in backyard

Well located three bedroom semi-detached family home on a quiet street in Elgin. This two story is a just a six minute stroll to the walking paths around Inverness Pond, conveniently located near a drugstore and Starbucks, and an 11 minute walk to High Street. Front porch entry leads to an open concept main floor with hardwood throughout the living, dining and kitchen areas with tile at the front entrance and main floor powder room. Practical kitchen and dining area with a large window and patio door, stainless steel appliances, an island for that extra counterspace and storage, plus a handy pantry closet. Fenced rear yard has a good size deck and still has ample room to play or add a garden. Two car gravel parking pad in rear beyond the fence. Upstairs you'll find a generous primary bedroom with a walk in closet, plus two more bedrooms and the main four piece bath. The full unfinished basement houses the washer and dryer, and it's ready for all your fantastic finishing ideas.