

# \$685,000 - 45 Elgin Meadows Green Se, Calgary

MLS® #A2209131

**\$685,000**

5 Bedroom, 4.00 Bathroom, 1,741 sqft  
Residential on 0.10 Acres

McKenzie Towne, Calgary, Alberta

Tucked away in the heart of the vibrant, family-friendly community of McKenzie Towne, this 5-bedroom, 3.5-bathroom fully developed home offers the perfect blend of space, comfort, and functionality for your growing family.

Step inside and instantly feel at home with a spacious, welcoming layout designed for both everyday living and entertaining. With five bedrooms, there's a room for everyone—whether you need a nursery, a home office, or a spot for weekend sleepovers. The fully developed basement adds even more living space, ideal for a playroom, teen hangout, or guest suite.

Upstairs, the primary bedroom is your personal retreat, featuring a walk-in closet and private ensuite, giving parents a quiet space to recharge at the end of the day.

Enjoy sunny afternoons and BBQs in the south-facing backyard, a perfect spot for kids to play and adults to unwind. The double detached garage keeps your vehicles and gear protected year-round, with plenty of storage for bikes, strollers, and everything in between.

Just minutes from shopping, schools, parks, and with easy access to Stoney Trail and Deerfoot, your daily commute and weekend outings are a breeze. McKenzie Towne is known for its tight-knit, youthful energy—a place where neighbours become friends and kids can safely ride their bikes down the street. Your family's next chapter starts here.



Book your private showing today and come see why this one feels like home.

Built in 2007

### Essential Information

MLS® #	A2209131
Price	\$685,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,741
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	45 Elgin Meadows Green Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z0L9

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	8
Zoning	DC
HOA Fees	226
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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