



GRASSROOTS
REALTY GROUP

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450 Elgin Gardens SE
Calgary, Alberta

MLS # A2223980



\$399,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,158 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Garage Door Opener, Garage Faces Rear, Oversized, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Front Yard, Landscaped | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 316 |
| Basement: | Partial, Unfinished, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Vinyl Windows | | |

Inclusions: storage shelf in kitchen, white bathroom storage unit

Welcome to this attractive 2 bedroom and 2.5 bath townhouse FACING ONTO GREEN SPACE in this desirable complex in McKenzie Towne. Great location within the complex being well off Deerfoot Trail and facing the spacious courtyard/green space. Features 2 EXPANSIVE UPPER FLOOR PRIMARY BEDROOMS, each with full ensuite baths and walk in closets! Spacious, OPEN CONCEPT on the main floor with large windows front and back and flooded with natural light from the sunny SW front exposure. Desirable architectural design with front door entering at main level, while OVERSIZED single attached garage at the back enters at basement level. The balance of the lower level contains laundry and a flex space - perfect for storage, shop, workout room, or a home studio. Sunny, PRIVATE FRONT PATIO with quaint picket fence is perfect for outdoor eating & entertaining, overlooking the serene, tree-lined courtyard. The McKenzie Towne neighborhood exudes a small town feel, while offering a wealth of attractions including parks, splash park, scenic pathways, Inverness Pond, shops and restaurants. This PET FRIENDLY complex with attractive condo fees of only \$316/month is an ideal starter home or investment opportunity!