



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

241 Elgin Manor SE
Calgary, Alberta

MLS # A2230511



\$624,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,529 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: Gazebo

Lovely 3+1 bedroom home in the family oriented community of McKenzie Towne, offering refreshed paint & over 2100 sq ft of developed living space! The main level presents newer vinyl plank flooring, showcasing the spacious living room with feature fireplace, bright dining area & kitchen that's tastefully finished with island, plenty of storage space & stainless steel appliances. A 2 piece powder room completes the main level. The second level hosts 3 bedrooms, 4 piece bath & laundry facilities. The primary bedroom features a walk-in closet & private 3 piece ensuite. The basement was finished in 2020 & includes a family/media room, fourth bedroom & 4 piece bath. Other notable features new attic insulation & new shingles (approx. 2022). Outside, enjoy new trim lights, new sod & sunny south facing back yard with deck & new gazebo. Parking is a breeze with a large parking pad for 3 vehicles. The location is incredibly convenient, walking distance to 3 parks & close to schools, shopping, public transit & easy access to 52 Street & Stoney Trail.