



GRASSROOTS
REALTY GROUP

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268 Elgin Way SE
Calgary, Alberta

MLS # A2231759



\$455,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,282 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 314
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-2 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Tucked along a quiet street in the heart of McKenzie Towne, this beautifully curated two-storey end-unit townhome blends timeless charm with functional design. Framed by a white picket fence, the private front courtyard offers a picture-perfect spot for morning coffee or evening gatherings, setting the tone for the warm and inviting interiors beyond. Step inside and you're greeted by soaring ceilings, elegant tiled entryways, and a sunlit main floor that feels open, airy, and ideal for entertaining. The living room—anchored by rich laminate flooring and an open-to-above design—creates a sense of vertical space and modern sophistication, while the adjoining dining area is perfectly proportioned for both everyday meals and weekend dinner parties. At the heart of the home is a bright and spacious kitchen, where stainless steel appliances, a generous center island, and wraparound windows bring both functionality and light to your daily rituals. A dedicated den and stylish two-piece powder room complete the main floor, offering thoughtful spaces for work and relaxation. Upstairs, two beautifully appointed primary bedrooms each feature their own private ensuites and walk-in closets, providing the perfect layout for privacy, guests, or shared living. A cozy upper-level nook makes an ideal reading corner or intimate study space. The lower level offers even more versatility, with laundry, and extra storage. With its double attached garage, abundant natural light, and carefully considered layout, this sun-drenched home offers elevated living in one of Calgary's most beloved communities—where parks, green spaces, and vibrant neighborhood energy are just outside your door.