



**GRASSROOTS**  
REALTY GROUP

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**284 Elgin Gardens SE**  
**Calgary, Alberta**

**MLS # A2243376**



**\$414,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,102 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 316
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

<b>Inclusions:</b>	N/A
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Welcome to this thoughtfully updated townhome in the heart of McKenzie Towne. From the moment you arrive, the white picket fence and charming front porch offer great curb appeal and a welcoming first impression. Inside, the main level has been refreshed with stylish new vinyl plank flooring, and the upper level features brand new carpet throughout. The open-concept floor plan is both functional and inviting, with a spacious living room, central kitchen with island, and a dining area that opens onto a private balcony—perfect for summer evenings. The kitchen has been upgraded with practical and stylish touches, including a spice pullout, corner lazy Susan, door-mounted garbage pullout, new cabinet doors with soft-close hinges, and decorative hardware. A full repaint throughout the home brings a fresh, modern feel. Upstairs, you’ll find three bedrooms, a generous landing with storage, and a 4-piece bathroom. The basement includes access to the double garage and the utility room—ideal for winter convenience and extra storage. Set in the vibrant and well-established community of McKenzie Towne, this home offers access to scenic parks, walking paths, schools, and a wide variety of shops and restaurants all within minutes. Known for its family-friendly atmosphere and classic small-town charm, McKenzie Towne is a place where neighbours know each other and community pride runs deep.