



GRASSROOTS
REALTY GROUP

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221 Elgin Place SE
Calgary, Alberta

MLS # A2245192



\$469,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,014 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: N/A

24 HOUR NOTICE FOR SHOWINGS Stunning Half Duplex in Sought-After McKenzie Towne – No Condo Fees! Welcome to this beautifully maintained half duplex located in the quiet and family-friendly community of McKenzie Towne, one of Calgary's most sought-after neighbourhoods. This is the perfect starter home for new families, first-time buyers, or anyone looking to enjoy a vibrant community. Step inside to discover gorgeous laminate flooring throughout the main level and a bright, open-concept floor plan that's perfect for entertaining. The functional kitchen features a centre island and opens to a spacious dining area with direct access to a large deck, ideal for summer BBQs and overlooking the generous fenced backyard. Upstairs offers two spacious bedrooms plus a versatile loft or den area, perfect for a home office, playroom, or additional living space. The unfinished basement leaves you with unlimited options to develop and personalize the space to suit your needs—whether it's a home gym, additional bedrooms, media room, or extra storage. Minutes away from McKenzie Lake! Additional features include: Double off-street parking, located near large parks, playgrounds, a water park, scenic walking paths, and quiet street with a strong sense of community. Enjoy the charm and convenience of McKenzie Towne with its shops, schools, and transit options all nearby.