



GRASSROOTS
REALTY GROUP

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370 Elgin View SE
Calgary, Alberta

MLS # A2257948



\$499,900

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,089 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating:	Central, Natural Gas
Floors:	Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Vinyl Windows

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

Inclusions: n/a

OPEN HOUSE Sunday Sept 21, 11 am - 1 pm. Welcome to 370 Elgin View SE — one of the largest lots in McKenzie Towne! Paired with one of the best layouts, this spacious semi-detached, two-storey home has plenty to offer. Step through the front door and fall in love with the open-concept main floor, featuring a generous living room, dining area, and modern kitchen complete with stainless steel appliances, a raised breakfast bar, and a picture window framing the stunning backyard. You'll also appreciate the convenient powder room and mudroom on this level. Upstairs, discover a thoughtful and functional design with two primary bedrooms, each boasting its own private ensuite and walk-in closet—ideal for providing ample space and privacy for a young family or roommates. The unfinished basement delivers abundant storage and endless potential for future development, allowing you to customize it to perfectly suit your lifestyle. Outside, a massive 26' x 26' heated garage is perfectly positioned on the lot, leaving plenty of room for multiple trailers or extra parking. Become the envy of your friends with one of the biggest lots in the community (Just under 6,000 sq ft!) Enjoy peace of mind knowing key updates have been completed in the last five years, including a new roof, central A/C, water tank, all kitchen appliances, back deck, and front railings. Contact your favorite realtor today to schedule a private viewing—it's a move you'll be thrilled you made!