



GRASSROOTS
REALTY GROUP

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206 Elgin Place SE
Calgary, Alberta

MLS # A2266595



\$479,900

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,114 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, Side By Side		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

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

Inclusions: Backyard Shed, Dresser in Bedroom

OPEN HOUSE Sunday October 26th 3-5PM…SMALL TOWNE LIVING in Elgin Village | Stunning renovation on 2 levels ~ Tucked away on a quiet cul-de-sac in desirable McKenzie Towne, this semi-detached home blends modern updates with everyday comfort. Step inside to a bright, open living room featuring brand new Luxury Vinyl Plank flooring that flows seamlessly through the main level. The freshly painted interior and new finishes give the home a clean, cohesive feel and upper levels come with new plush carpet too. The kitchen—renovated just a year ago—offers quartz countertops, stainless steel appliances, and a functional island that makes cooking and entertaining a breeze. A dining area with pantry storage opens through sliding doors to a large deck and fully fenced backyard, complete with paving stone pathways, a storage shed, and space for two off-street parking spots. Upstairs, new flooring and paint continue throughout three comfortable bedrooms, including a primary with a walk-in closet. The updated bathroom features a new bathtub and fresh tile for a modern touch, plus additional luxury vinyl plank flooring for a modern look. Downstairs, the partially finished basement already has electrical, walls, and flooring in place—ready for you to personalize. With a newer roof (about three years old), this home is truly move-in ready and waiting for its next chapter. Living in McKenzie Towne means more than just a great house—it’s a great lifestyle. You’ll enjoy being just down the street from scenic Elgin Hill, Inverness pond and nature pathways. Schools and playgrounds nearby and all within a walkable, family-friendly community. With charming architecture, local shops, and parks throughout, McKenzie Towne is one of Calgary’s most sought-after neighborhoods for good reason.

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