



GRASSROOTS
REALTY GROUP

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307 Elgin Place SE
Calgary, Alberta

MLS # A2271630



\$459,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,152 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Lawn		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Vinyl Windows		

Inclusions: GAZEBO, SHED, AC UNIT, ALL WINDOW COVERINGS

A well maintained semi-detached 2 storey home is move-in ready. NO CONDO FEES! Featuring 3 bedrooms with a generous sized master bedroom, a half bath on the main and good sized finished entertainment space on the lower level. A great starter home and priced to sell. Recent upgrades include: granite counter tops, vinyl planking (2020), painting (2020), baseboards (2020), new carpet (2020), hot water tank (2021) and a new roof valued at over \$7000.00 (2023). Full bath on the upper floor and laundry sink on the lower level. The back yard is a great size for active kids or some of those loving pets. It has parking pad at the rear or start to plan to build an oversized single car garage with lots of yard space left in the back yard. With a SW facing back yard you can enjoy those warm sunny days on your large deck or plant your dream garden. The basement still has a good amount of space to develop a larger family room or a separate workout room/laundry room. Amenities are just around the corner with excellent access to Deerfoot and Stoney Trail. Book your showing today!