



**GRASSROOTS**  
REALTY GROUP

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**294 Elgin View SE**  
**Calgary, Alberta**

**MLS # A2282822**



**\$525,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,127 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, No Neighbours Behind, Street		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully upgraded semi-detached 2 storey home located on a prime corner lot in the heart of sought after McKenzie Towne. Offering exceptional functionality and value, this layout features two spacious primary bedrooms, each with its own full ensuite, making it ideal for families or guests. The bright main level showcases fresh paint, upgraded flooring, and new pot lights throughout, creating a modern and welcoming atmosphere. The kitchen flows seamlessly into the dining and living areas, perfect for everyday living and entertaining alike. Downstairs, enjoy a fully finished basement offering a rec room / open area and laundry. Outside, the property shines with a brand new solar panel roof backed by a 15-year warranty, new shingles on the home, double garage, RV parking, and a beautifully landscaped yard complete with pergola, patio furniture, and more, perfect for summer entertaining. Additional upgrades include a 6-stage reverse osmosis water filtration system, camera security system, and a robot vacuum, all included for added convenience. Situated close to schools, parks, shopping, transit, and all amenities, this move in ready home combines comfort, sustainability, and smart upgrades in one exceptional package. A rare opportunity in McKenzie Towne, don't miss it!