



230 Elgin Place SE
Calgary, Alberta

MLS # A2284891



\$520,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,116 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: Raised Garden Bed Containers, Rain Barrels and Greenhouse - all as is

Experience small-town style living in McKenzie Towne. This two-level semi-detached home is located on a quiet cul-de-sac in the desirable Elgin Village area. The home has seen several updates, including freshly repainted interiors on both levels, updated baseboards and window casings, and new hardwood flooring and carpet. The kitchen features stainless steel appliances and connects to a bright dining area with pantry storage and direct access to the backyard. Step outside to a spacious 12' x 17' deck with pergola, creating a comfortable space for relaxing or entertaining. The yard includes a greenhouse and raised garden boxes for those who enjoy gardening. The backyard is fully enclosed with vinyl fencing and offers access to an oversized double detached garage with a useful bump-out for additional storage or workspace, plus a poured concrete pad extending to the fence line. Upstairs you will find two generously sized primary bedrooms, each offering a layout that accommodates ensuite-style living. The basement is unfinished, providing an open canvas for future development to suit your needs. Additional features include shingles replaced approximately six years ago and the exterior of the home is enhanced with programmable Gemstone lighting. Located close to schools, playgrounds, shopping, and walking paths, this property offers convenient access to all the amenities that make McKenzie Towne a popular and family-friendly Calgary community.