



187 Elgin Way SE
Calgary, Alberta

MLS # A2288406



\$599,800

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,664 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Other, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: n/a

Elegant curb appeal sets the tone for this beautifully updated two-storey home in the popular McKenzie Towne. Step inside to a spacious front foyer with a convenient coat closet, opening into a bright and inviting main floor. The open-concept layout is perfect for everyday living and entertaining. The living room, featuring a cozy corner fireplace, overlooks the backyard and flows seamlessly into the kitchen and dining area. The dining space is thoughtfully tucked to the side while still maintaining an open connection to the main living areas. The kitchen is perfectly positioned for entertaining and daily life, complete with a large pantry, NEW backsplash, NEW quartz countertops, and brand-NEW appliances (fridge, stove, and dishwasher). Working from home or managing daily tasks is effortless with a dedicated office/den located just behind the kitchen — ideal for keeping an eye on dinner while staying productive. The den features a large window overlooking the street, and a generously sized half bathroom with a window is privately tucked away nearby. Brand-NEW vinyl plank flooring enhances the entire main level, while NEW carpet upstairs adds warmth and comfort. The upper level offers a spacious primary bedroom large enough to accommodate a king-sized bed, complete with a cozy reading area, full ensuite, and walk-in closet. The two additional bedrooms are thoughtfully positioned on opposite sides for added privacy; one includes its own walk-in closet. A full bathroom completes the upper floor. The basement is unspoiled and ready for your personal touch. It is roughed-in for a bathroom and features large windows, making it easy to design additional bedrooms or a recreation space. The wide staircase and generous landing make moving furniture effortless — a detail buyers truly appreciate. Outside, enjoy a double detached garage plus additional

parking space ideal for an RV or extra vehicle. The home is ideally located within walking distance to playgrounds and schools, and just minutes from shopping and scenic pond pathways. Move-in ready and beautifully updated, this is the perfect family home in one of McKenzie Towne's most desirable areas. Don't miss your opportunity — someone else could be living in your dream home.