



**389 Elgin Gardens SE  
Calgary, Alberta**

**MLS # A2289271**



**\$429,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Garden, Greenbelt, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 316
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** NONE

If you're looking for a beautifully upgraded home, this one is perfect for you! Instead of budgeting for upgrades, you can focus on enjoying your new space from day one. So many of the "big-ticket" items in this fantastic home have already been addressed. The newer kitchen features beautiful granite countertops that provide durability, elegance, and timeless appeal. The newer fridge, stove, dishwasher, microwave, and washer/dryer means peace of mind for the new owners, along with major mechanical upgrades like a newer furnace, newer hot water tank, and air-conditioning that will add another layer of comfort during Calgary's warm summer months. Throughout the home, newer vinyl plank flooring and newer carpet create a fresh, cohesive feel. Vinyl plank flooring is especially desirable for its durability, water resistance, and modern appearance. The newer paint further enhances the home's bright, clean atmosphere, making it easy for any buyer to personalize the space. The newer custom honeycomb blinds — including some that are electric — elevate both function and style. Honeycomb blinds provide excellent insulation, improving energy efficiency while offering privacy and light control. Upstairs, you'll find two spacious bedrooms, each with its own private ensuite. On the main level, a convenient half bath adds practicality for guests and everyday living. This beautiful home also features an attached two-car garage with new garage door opener. Mackenzie Towne is one of those rare communities that truly feels like a small town within the city. Inspired by classic neighborhood design, Mackenzie Towne offers tree-lined streets, charming architecture, walkable amenities, and a strong sense of community. Enjoy close proximity to parks, pathways, schools, and shopping. High Street — the community's central hub

— offers restaurants, cafés, grocery stores, and everyday services, all within walking distance. Commuting is convenient, with easy access to 52 Street and both Stoney and Deerfoot Trails. If you're looking for a property that combines style, practicality, and long-term value in one of southeast Calgary's most desirable neighborhoods, this Mackenzie Towne condo deserves your attention. It's more than just a place to live — it's a home where comfort, convenience, and community come together seamlessly.