



**320 Elgin Gardens SE**  
**Calgary, Alberta**

**MLS # A2290036**



**\$399,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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, Wood Frame	<b>Zoning:</b>	M-2 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to 320 Elgin Gardens SE, a beautifully maintained 3-bedroom end unit located in the highly sought-after community of McKenzie Towne. This bright and spacious home offers a unique and functional layout designed for both comfort and entertaining. Upon entering, you are greeted by a stunning sunken living room with soaring 14-foot ceilings, creating an open yet private space to relax. Large, oversized windows allow natural light to pour in, making the space feel warm and inviting while still maintaining separation and privacy from the other living areas. Just a few steps up, the open-concept kitchen overlooks the living room, allowing for easy conversation and connection with guests or family below. The kitchen features a centre island with an eating bar, ample cabinet and cupboard space, and flows seamlessly into the dining area and convenient office nook. A 2-piece bathroom completes this level. The upper floor offers three well-sized bedrooms, including a comfortable primary retreat with a large walk-in closet. A bright 4-piece bathroom serves the upper level. The basement provides plenty of storage space, laundry, and direct access to your double attached garage, adding everyday convenience. Additional highlights include end-unit privacy, a hot water tank replacement shortly after August 2021, and a location that truly can't be beat. Situated just steps from shopping, schools, parks, public transit, and all the amenities McKenzie Towne has to offer.