



GRASSROOTS
REALTY GROUP

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352 Elgin Gardens SE
Calgary, Alberta

MLS # A2290985



\$399,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,223 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Bar stools

Located in the desirable community of McKenzie Towne, this exceptionally well-maintained townhouse features a bright, open floor plan, newer flooring, an attached two-car garage, and two primary bedrooms. The exterior includes a front patio with partial west exposure, providing excellent natural light and a great space for summer lounging. Inside, the main level offers a coat closet and newer laminate flooring throughout. The living space is thoughtfully laid out and opens directly into the kitchen and dining area, creating an ideal flow for entertaining. This floor is completed by a versatile nook off the dining space and a powder room. The upper level includes space for a desk and two spacious primary bedrooms, each featuring a walk-in closet and a four-piece ensuite bathroom. The basement houses the utilities, laundry room, and additional storage, while providing direct access to the attached two-car garage. McKenzie Towne offers outstanding livability, located just minutes from 130th Avenue and close to local grocery stores, pubs, and banks. The community center provides a variety of amenities, including a splash park, an outdoor skating arena, and organized youth programs. This home has been meticulously cared for and is ready for its next owners.