



**305 Elgin Gardens SE  
Calgary, Alberta**

**MLS # A2302423**



**\$419,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split, Attached-Side by Side		
<b>Size:</b>	1,276 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, Garage Faces Rear		
<b>Lot Size:</b>	0.46 Acre		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Wired for Sound		

**Inclusions:** N/A

OPEN HOUSE WEEKEND APRIL 18 and 19 11am-1pm/2pm-4pm Welcome to your new home at 305 Elgin Gardens SE, a stunning corner-unit townhouse that perfectly blends modern updates with functional design in the heart of the highly desirable McKenzie Towne community. This bright and airy split-level gem offers a sophisticated layout featuring dual primary suites, each complete with its own private ensuite bathroom—an ideal configuration for roommates, guests, or a dedicated home office. The interior has been thoughtfully refreshed for a turnkey experience, boasting a crisp, contemporary feel with fresh paint, brand-new carpeting, and new stainless steel appliances throughout. The home’s position as a corner unit ensures an abundance of natural light, while the open-concept living area is further enhanced by a premium in-room audio feature, perfect for setting the mood while entertaining or relaxing. For ultimate convenience, a double attached garage provides ample space for vehicles and seasonal storage, a true luxury for Calgary winters. Located just steps from the charming parks, pathways, and local boutiques that define McKenzie Towne, this move-in-ready property is a fantastic opportunity for first-time buyers and savvy investors alike.