

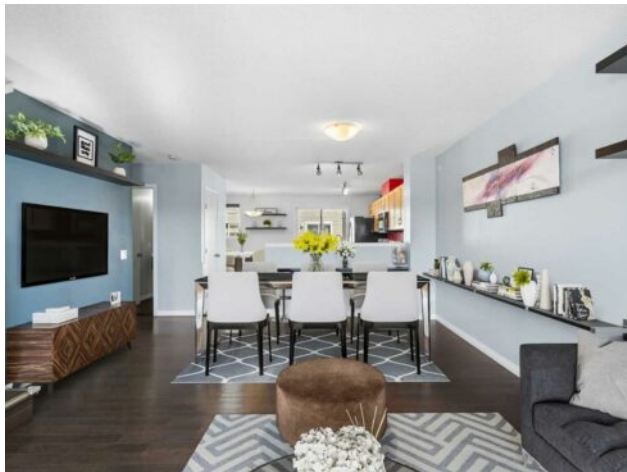


GRASSROOTS
REALTY GROUP

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189 Elgin Gardens SE
Calgary, Alberta

MLS # A2207437



\$439,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,229 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulate		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape, No Neighbours Behind, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Partial, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV wall mounts, floating shelves, closet organizers		

OPEN HOUSE this Sat April 19 from 2-4 pm!! Welcome to 189 Elgin Gardens SE in the popular McKenzie Towne community. This well-kept 2-storey townhouse offers a functional layout, thoughtful upgrades, and no carpet throughout—making it both stylish and easy to maintain. The main floor is flexible and functional, designed to suit different lifestyles. It can easily accommodate a full dining area or an extra-large sectional—ideal for entertaining or relaxing. A breakfast nook just off the kitchen adds extra seating or workspace, and a balcony accessed from the kitchen provides a private outdoor spot for your morning coffee or grilling. The kitchen also includes a pantry for extra storage, keeping everything organized and within reach. Floating shelves along the walls offer convenient storage without taking up floor space. A half bath with a modern floating vanity completes the main level. Upstairs features a double master layout, ideal for roommates, guests, or small families. Both bedrooms are spacious with walk-in closets, ceiling fans and its own private full bathroom, offering convenience and privacy. The south facing primary bedroom has a window air conditioner and an upgraded en-suite with a glass walk-in shower with dual shower heads, body jets, and granite counter. A built-in office nook on the landing adds a practical space for remote work or study. Additional highlights include a basement with a high-end Samsung steam washer and dryer and a double attached garage equipped with shelving, hooks and a watering hose, adding to the home's convenience. This unit is located in a quiet, well-managed complex with low condo fees. It backs onto green space with no neighbors behind and features a private walkway with very little foot traffic—ideal for those who value privacy and a peaceful setting. The complex is well maintained and offers great

long-term value for homeowners and investors alike. McKenzie Towne offers schools, parks, shops, restaurants, and plenty of walking paths, making it ideal for homeowners seeking a vibrant but peaceful neighborhood. It's a walkable, family-friendly community with strong amenities and character. Plus, it offers quick access to major thoroughfares like Stoney Trail and Deerfoot Trail, making commutes and city travel easy and efficient.