



GRASSROOTS
REALTY GROUP

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414 Elgin View SE
Calgary, Alberta

MLS # A2209982



\$569,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,129 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Open Floorplan, Pantry		

Inclusions: N/A

Nestled in the desirable community of McKenzie Towne, this rare and affordable 2-storey home with Major home updates include a new refrigerator (2024), range hood (2023), hot water tank (2022), washer & dryer (2022), and roof (2022 House)—adding peace of mind and long-term value to this lovely home. Located on a fully fenced corner lot, well-designed living space. The main floor is flooded with natural light, thanks to the numerous windows—an added benefit of being on a corner lot. The living room features a cozy gas fireplace with a tile face and mantle, perfect for relaxing evenings. A central dining area offers ample space for meals and gatherings, while the kitchen at the rear of the home is designed for both functionality and charm. New Cortez countertop, cherry brown cabinetry, black appliances, and a pantry, this kitchen is sure to please. A private door leads out to the backyard, making it easy to enjoy the outdoors. Upstairs, you'll find two spacious primary bedrooms, each with its own ensuite and walk-in closet, offering comfort and privacy. The unfinished basement includes the laundry area and is roughed in for a bathroom, providing a blank canvas for your future plans. The private backyard is perfect for outdoor entertaining or simply unwinding. A double detached garage provides convenient storage and parking. Located just minutes from 130th Ave, Stoney Trail, Deerfoot Trail, and local parks like Elgin Hill and Inverness Pond, this home offers tranquility and convenience. Don't miss out on this incredible opportunity in a sought-after area