



**241 Elgin Gardens SE**  
**Calgary, Alberta**

**MLS # A2297988**



**\$384,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne         |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 4 Level Split          |               |                   |
| <b>Size:</b>     | 1,233 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 |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Landscaped             |               |                   |

|                    |                                   |                   |         |
|--------------------|-----------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Laminate                          | <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, Walk-In Closet(s) |                   |         |

**Inclusions:** two shelves attached to wall in living room

Located in the highly sought-after community of McKenzie Towne, this exceptionally well-kept end-unit townhouse stands out for all the right reasons. With additional windows throughout, the home is filled with natural light, giving it a bright and welcoming feel from the moment you step inside. The main floor features a functional, open-concept layout with newer laminate flooring and a seamless flow between the living, dining, and kitchen spaces—perfect for both everyday living and entertaining. A convenient powder room and a flexible nook off the dining area offer extra versatility for a home office or reading space. Upstairs, you’ll find two generously sized primary bedrooms, each complete with its own walk-in closet and private four-piece ensuite—an ideal setup for roommates, guests, or your family. The upper level also includes space for a desk, making it easy to work from home. You’ll also appreciate the newer hard surface flooring throughout the upper floor, adding both style and durability. The lower level includes the laundry area, additional storage, and direct access to the attached double car garage. Other updates include a hot water tank replaced in 2022, offering added peace of mind. Outside, enjoy a front patio with partial west exposure—perfect for soaking up the afternoon sun or relaxing on warm summer evenings. Situated just minutes from 130th Avenue, you’ll have easy access to shopping, restaurants, pubs, and everyday amenities. McKenzie Towne is known for its strong sense of community and fantastic features, including a splash park, outdoor skating rink, and year-round programs at the community centre. This is a well-cared-for home in a great location—ready for its next chapter.