



241 Elgin Gardens SE
Calgary, Alberta

MLS # A2297988



\$410,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,233 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	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:	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.