



**281 Elgin Gardens SE
Calgary, Alberta**

MLS # A2302034



\$420,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,285 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Side By Side		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting, Treed, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully renovated end unit townhome in the heart of McKenzie Towne. Offering outstanding value and true move in ready convenience! With a double attached garage and extra windows that flood the home with natural light, this property is perfect for first time buyers, young families, professionals looking for space and style, or investors. The main floor features a bright, open concept layout with a spacious living room highlighted by a feature wall. Flowing seamlessly into the large kitchen complete with brand newer stainless steel appliances, breakfast bar, pantry, and an extended dining area, ideal for a hutch, home office nook, or a great space for kids' homework. Step outside to your private gated front patio, just in time for BBQ season. Upstairs, you'll find two generous bedrooms, each with its own 4-piece ensuite, plus a versatile bonus area perfect for a home office, playroom, or flex space. Recent upgrades include new carpet throughout, fresh paint, modern black faucets and door hardware, upgraded lighting, and a stylish new vanity in the powder room. The lower level offers laundry and plenty of storage, with new carpet continuing down the stairs for a clean, cohesive feel. The double attached garage is insulated, drywalled, freshly painted, and comfortably fits two vehicles side-by-side. Located close to everything; shopping, restaurants, schools, parks, walking paths, and easy access to major routes. McKenzie Towne offers a vibrant, family friendly lifestyle with all the amenities you need just minutes away. A fantastic combination of space, updates, and location. This home is ready for its next owner offering an excellent home and exceptional value! Disclosure - some photos have been virtually staged with furniture.