



GRASSROOTS

REALTY GROUP

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305 Elgin Gardens SE
Calgary, Alberta

MLS # A2302423



\$419,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	3 Level Split, Attached-Side by Side		
Size:	1,276 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.46 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	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, No Animal Home, No Smoking Home, Walk-In Closet(s), Wired for Sound		

Inclusions: N/A

Welcome to your new home at 305 Elgin Gardens SE, a stunning corner-unit townhouse that perfectly blends modern updates with functional design in the heart of the highly desirable McKenzie Towne community. This bright and airy split-level gem offers a sophisticated layout featuring dual primary suites, each complete with its own private ensuite bathroom—an ideal configuration for roommates, guests, or a dedicated home office. The interior has been thoughtfully refreshed for a turnkey experience, boasting a crisp, contemporary feel with fresh paint, brand-new carpeting, and stainless steel appliances throughout. The home’s position as a corner unit ensures an abundance of natural light, while the open-concept living area is further enhanced by a premium in-room audio feature, perfect for setting the mood while entertaining or relaxing. For ultimate convenience, a double attached garage provides ample space for vehicles and seasonal storage, a true luxury for Calgary winters. Located just steps from the charming parks, pathways, and local boutiques that define McKenzie Towne, this move-in-ready property is a fantastic opportunity for first-time buyers and savvy investors alike.