



**270 Elgin Way SE**  
**Calgary, Alberta**

**MLS # A2309539**



**\$399,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	2006 (20 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>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 316
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** None.

A rare opportunity to own a coveted street facing townhome in McKenzie Towne! This bright and welcoming home, complete with a charming front patio, features a thoughtfully designed layout ideal for both everyday living and entertaining. The main level offers a spacious living room anchored by a cozy electric fireplace, and just a few steps up is the kitchen—finished with an island/eating bar, excellent storage including a pantry, and a casual dining area with access to a sunny balcony. A versatile flex space off the dining area provides the perfect spot for a home office setup, and a 2 piece powder room completes this level. The top floor hosts two generously sized bedrooms, each with a walk in closet and private 4 piece ensuite, offering exceptional comfort and privacy. The basement level includes laundry and storage, along with direct access to the very convenient double attached garage. In addition, this unit has central AC to keep you cool this summer. This lovely townhome is ideally located close to parks, schools, shopping, public transit, and offers effortless access to Stoney and Deerfoot Trails.