



225 ELGIN Gardens SE
Calgary, Alberta

MLS # A2325031



\$379,999

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,168 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Located in the desirable community of McKenzie Towne, this exceptionally well-maintained townhouse features a bright, open floor plan, newer furnace (2023), new washer, dryer and stove this year, an attached oversized single garage, and two primary bedrooms with its own en-suite bathrooms. The exterior includes a fenced front patio providing excellent natural light and a great space for summer lounging. The living space is thoughtfully laid out and opens directly into the kitchen and dining area, creating an ideal flow for entertaining. This floor is completed by a versatile nook off the dining space and a powder room. The upper level includes space for a desk and two spacious primary bedrooms, each featuring a walk-in closet and a four-piece ensuite bathroom. The basement houses the utilities, laundry room, and additional storage, while providing direct access to the attached oversized single garage. McKenzie Towne offers outstanding livability, located just minutes from 130th Avenue and close to local grocery stores, pubs, and banks. The community center provides a variety of amenities, including a splash park, an outdoor skating arena, and organized youth programs. This home has been meticulously cared for and is ready for its next owners.