



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

321 Elgin Point SE
Calgary, Alberta

MLS # A2333850



\$450,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,125 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Couches in Basement. Stove "as is".

Beautifully refreshed semi-detached home in family-friendly McKenzie Towne! Freshly painted throughout, with a bright, open main floor showcasing rich hardwood flooring. Upstairs offers the rare bonus of two primary bedrooms, each with its own full ensuite. Ideal for roommates or multigenerational living. Enjoy quiet cul-de-sac living plus a private backyard patio and parking for two off the back lane. Steps to shopping, coffee shops, and schools in one of the city's most vibrant communities. A must-see!