



GRASSROOTS
REALTY GROUP

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80 Elgin Gardens SE
Calgary, Alberta

MLS # A2335294



\$349,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,062 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Insulated, Oversized, Single Garage A		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, 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:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Attached shelving, TV mounting bracket in Primary Bedroom

This is an ideal safe buy two-bedroom townhouse in a well-run condominium site set back in a quiet corner of established McKenzie Town.. Standout features are: Quiet, Great Starter Home Size, Upgrades, and Community with Amenities. There is easy access to green spaces, desired schools, restaurants, shops, and main roads. Everything you need is close by, including the commercial district at 130 Ave SE, the City trail system, and the C Train Green Line under construction. Enter the home privately through the oversized garage, or the cozy front yard with patio. It is fenced and has a view of a select courtyard with a trellis (great children's play area) and is perfect for barbecuing or sitting in the evening sun. This home has large rooms and functional, open-concept layout with flex spaces on each floor, allowing for many options to fit your lifestyle. The welcoming main floor gives access to a front closet, living room with south exposure sunlight, central kitchen with island and stainless-steel appliances, half bathroom off to the side, oversized dining area, and a nook great for a desk or additional storage. The upgraded appliances feature a dual-oven and a water-dispensing fridge. On the upper level, the bedrooms are both big enough for king beds and have spacious walk-in closets. They are separated by the main bathroom and a open bonus space that gives more options. At the lower level is the garage and utility room with upgraded high-efficiency furnace. The large utility room has many possibilities like work at home, gym, workshop, or a studio. The insulated single garage is oversized with ample storage space and upgraded overhead door opener. The adjacent electrical panel can be reviewed for electric car plug-in. Completing this full package are the community amenities, including their recreation building, spray park, and additional landscaped areas. This home

is a must-see for your next lifestyle change.