

**221 Elgin Place SE**  
**Calgary, Alberta**

**MLS # A2245192**



**\$459,999**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

**\*24 HOUR NOTICE FOR SHOWINGS\*** Stunning Half Duplex in Sought-After McKenzie Towne &ndash; No Condo Fees! Welcome to this beautifully maintained half duplex located in the quiet and family-friendly community of McKenzie Towne, one of Calgary's most sought-after neighbourhoods. This is the perfect starter home for new families, first-time buyers, or anyone looking to enjoy a vibrant community. Step inside to discover gorgeous laminate flooring throughout the main level and a bright, open-concept floor plan that's perfect for entertaining. The functional kitchen features a centre island and opens to a spacious dining area with direct access to a large deck, ideal for summer BBQs and overlooking the generous fenced backyard. Upstairs offers two spacious bedrooms plus a versatile loft or den area, perfect for a home office, playroom, or additional living space. The unfinished basement leaves you with unlimited options to develop and personalize the space to suit your needs&mdash;whether it's a home gym, additional bedrooms, media room, or extra storage. Minutes away from Mckenzie Lake! Additional features include: Double off-street parking, located near large parks, playgrounds, a water park, scenic walking paths, and quiet street with a strong sense of community. Enjoy the charm and convenience of McKenzie Towne with its shops, schools, and transit options all nearby.