

305 Elgin Gardens SE
Calgary, Alberta

MLS # A2302423



\$415,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	3 Level Split, Attached-Side by Side		
Size:	1,276 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.46 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to 305 Elgin Gardens SE, a truly exceptional corner-unit townhouse nestled in the vibrant and highly sought-after community of McKenzie Towne. This isn't just a house; it's a meticulously refreshed sanctuary, offering an unparalleled blend of modern luxury and functional design, ready for you to move in and enjoy immediately. Step inside and be greeted by a bright, airy, split-level layout, enhanced by fresh paint throughout and plush new carpeting that invites comfort at every turn. The open-concept living area is bathed in natural light, creating an inviting atmosphere perfect for both relaxing evenings and lively entertaining. Elevate your gatherings with the premium in-room audio feature, setting the perfect mood for any occasion. The heart of this home, the kitchen, is a chef's delight, boasting brand new stainless steel appliances that gleam against stylish cabinetry, promising culinary adventures and effortless meal preparation. With dual primary suites, each featuring its own private ensuite bathroom, this townhouse offers remarkable flexibility—ideal for roommates, guests, or even a dedicated home office, ensuring privacy and convenience for all. Beyond the stunning interior, you'll appreciate the practical luxury of a double attached garage, providing ample space for vehicles and extra storage, a true asset during Calgary's winters. Located just steps away from McKenzie Towne's charming parks, scenic pathways, and an array of local boutiques and amenities, this home offers the best of community living. At a competitive price of \$415,000, and a price per square foot significantly below the McKenzie Towne average, this move-in-ready gem represents an outstanding value. Don't miss this fantastic opportunity for first-time buyers, growing families, or savvy investors to own a piece of McKenzie Towne's desirable

lifestyle. Your new beginning awaits at 305 Elgin Gardens SE