587-899-3773
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254 Elgin View SE
Calgary, Alberta

MLS # A2349777

$525,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,119 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE: Oct 17 and Oct 18, 12PM - 2PM. Your McKenzie Towne dream home is here! Situated on a MASSIVE PIE-SHAPED LOT, this beautifully maintained home offers the perfect combination of space, style, and location. The bright OPEN-CONCEPT main floor features natural light, durable flooring, and a RENOVATED KITCHEN with QUARTZ COUNTERS and NEW CABINETRY, perfect for everyday living and entertaining. Step outside to the spectacular two-tiered deck overlooking a huge backyard with plenty of room for kids, pets, gardening, and summer gatherings. Upstairs offers 3 bedrooms and a full bathroom, while the fully finished basement adds a spacious recreation area, 4th BEDROOM, FULL BATHROOM, and ample storage. Enjoy the added comfort of CENTRAL A/C and the convenience of an OVERSIZED DOUBLE DETACHED GARAGE. Ideally located within WALKING DISTANCE to Inverness Pond, Parks, Playgrounds, and walking paths, with McKenzie Towne’s shops, restaurants, amenities, and the Stoney Trail just minutes away. With an incredible lot, thoughtful updates, abundant living space, and a fantastic family-friendly location, this home truly has it all—come see it before someone else calls it home!

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