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223 Elgin Point SE
Calgary, Alberta

MLS # A2350857

$479,900

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,128 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to this beautifully updated half-duplex in the heart of McKenzie Towne, where comfort, style, and convenience come together! This inviting 3-bedroom, 2.5-bathroom home offers a functional layout, thoughtful upgrades, and plenty of space for the whole family. Step inside to discover stylish new vinyl flooring and updated appliances. Major improvements include a new roof, air conditioning for those hot summer days, and solar film on the windows for added comfort and energy efficiency. Step outside to enjoy the large backyard, complete with a new deck—the perfect spot for summer BBQs, entertaining friends, or simply relaxing while the kids play. A double detached garage adds convenience and extra storage. Located in the family-friendly community of McKenzie Towne, you'll love being close to schools, parks, playgrounds, shopping, and all the amenities this vibrant neighbourhood offers, with easy access to Stoney Trail. Whether you're a first-time buyer, a growing family, or looking to downsize, this move-in-ready home has so much to offer. A fantastic opportunity to enjoy comfortable living in a great community—come see it for yourself!

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