

780-978-0157
jenniferstudent@me.com

302 Elgin View SE
Calgary, Alberta

MLS # A2198556



\$499,900

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,154 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

****Open House Saturday March 15th 12:00-2:00PM**** The Perfect Home for First-Time Buyers or Those Looking to Move Up! Nestled in the highly sought-after community of McKenzie Towne, this beautifully fully developed home is ready to impress. The spacious kitchen features rich nutmeg maple cabinets, sleek black appliances, a central island, and stunning oriental slate flooring. The open dining area flows seamlessly to the sunny southwest-facing backyard through patio doors—perfect for entertaining! The inviting living room is highlighted by warm, richly colored laminate flooring, creating a cozy yet elegant space. Upstairs, you'll find two generous primary bedrooms, each with its own walk-in closet and private ensuite—ideal for comfort and convenience. The fully finished basement offers an expansive family/rec room, providing additional living space to suit your needs. NEW CARPETS throughout. All of this for about the same price as a townhouse, but with no condo fees! Enjoy the fantastic amenities and charm of McKenzie Towne in a home that’s move-in ready.