

\$725,000 - 314 Elgin Way Se, Calgary

MLS® #A2119191

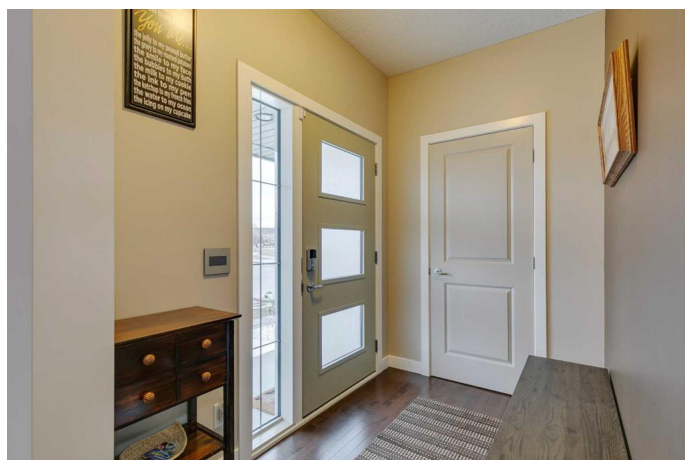
\$725,000

3 Bedroom, 3.00 Bathroom, 2,036 sqft

Residential on 0.11 Acres

McKenzie Towne, Calgary, Alberta

*****OPEN HOUSE*** SATURDAY, April 6, 1 - 4 pm.** Welcome to McKenzie Towne! This beautiful Cardel Built 2-storey family home is being offered for sale for the first time by the original owner. Boasting over 2,000 sqft and arguably one of the best layouts in the neighborhood. As you enter hardwood flooring will lead you past a large front office/ flex space and into an open-concept main floor. Perfect for entertaining or just enjoying time with the family. The kitchen features a large center island, granite countertops, stainless steel appliances including a gas range, a corner pantry, and plenty of counter/ cupboard space. The eating nook and living room complete with a natural gas fireplace both overlook the sunny southwest-facing backyard. A laundry room with floor-to-ceiling built-in cabinets and a powder room complete this level. Upstairs you will love the massive bonus room, perfect for movie night or just relaxing! The primary bedroom provides more than enough space for a king bedroom set, a walk-in closet with custom built-in shelving, and a 5-piece ensuite with a large soaker tub, his/her sinks, and a separate tile shower with a full glass enclosure. There are also two additional generously sized bedrooms, a linen closet, and an additional 4-piece washroom on this level. Downstairs is undeveloped and awaiting your personal touch, the rough-in plumbing is ready to go for a full washroom! This home is truly move-in ready with a new roof, water heater, softener, and A/C all



completed in 2021. All of this with low maintenance landscaping, a double garage big enough for the pickup truck, fully automated up/down blinds throughout, and located across the street from a park! Call your favorite realtor to schedule a private viewing today!

Built in 2007

Essential Information

MLS® #	A2119191
Price	\$725,000
Sold Price	\$730,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,036
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	314 Elgin Way Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4J8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings,
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	Kitchen Island, No Smoking Home, Soaking Tub
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Basement	None

Exterior

Exterior Features	Fire Pit, Private Entrance, Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 12th, 2024
Days on Market	8
Zoning	R- 1N
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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