\$549,500 - 326 Elgin Place Se, Calgary

MLS® #A2139786

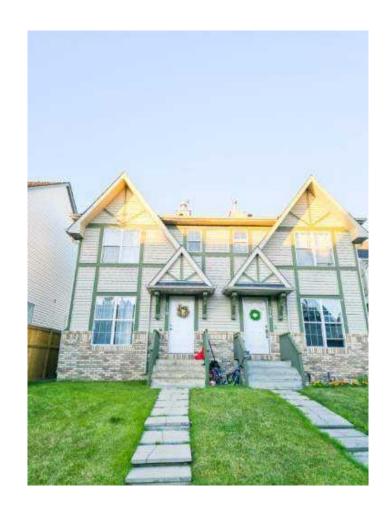
\$549,500

2 Bedroom, 3.00 Bathroom, 1,116 sqft Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

Welcome home to your charming two-story

haven in vibrant McKenzie Towne! This stunning semi-detached home showcases many updates including fresh paint, gleaming LVP floors throughout the bright, open concept main floor. The living room features large windows bringing in the sunshine; a gas fireplace with ceramic hearth & surround complimented by a recessed mantle/TV ledge. The kitchen features white cabinets, lighting, stainless steel Whirlpool appliances, and a pantry perfect for entertaining guests. Out the sliding doors is a private EAST-facing backyard with a spacious 20 x 20 treated deck with pergola, ideal for BBQs (gas hookup), or dinners. Upstairs you will find a large master bedroom with ensuite, a good sized second bedroom, and loft/den/office that could become a third bedroom if needed. The fully finished basement provides additional living space for movie nights or family gatherings, a laundry room with a NEWER washer and dryer. Included is an AC unit to stay cool on those warm summer nights and beautiful "Allure" lighting all round the eaves. The DOUBLE detached heated garage (25' x 20') provides ample space for your vehicles and storage needs along with ladder accessible storage attic (21x12) with lighting. It is also equipped with 220 volts for those that like to tinker or put in a work bench. This well cared for home is ideal for first-time buyers, downsizers, or investors. Located in one of Calgary's most desirable neighborhoods,



McKenzie Towne offers easy access to shopping, parks, schools, gyms, restaurants, and so much more. Don't miss out on this incredible opportunity - call today to learn more and make this dream home yours!

Built in 2006

Essential Information

MLS® # A2139786
Price \$549,500
Sold Price \$535,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,116
Acres 0.06
Year Built 2006

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Sold

Community Information

Address 326 Elgin Place Se Subdivision McKenzie Towne

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 4W1

Amenities

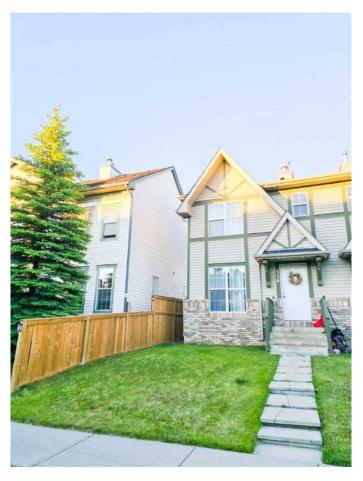
Amenities Park, Playground

Parking Spaces 2

Parking 220 Volt Wiring, Alley Ac

Garage, Insulated, Off Street, Workshop in Garage

Interior





Interior Features Laminate Counters, Open Floorplan, Pantry, Storage, Track Lighting,

Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Refrigerator, Washer, Window Coverings

Heating Forced Air
Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Lighting, Private Yard

Lot Description Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Rectangular

Lot

Roof Cedar Shake

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 25th, 2024

Date Sold July 11th, 2024

Days on Market 14

Zoning R-2M

HOA Fees 180.00

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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