

\$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 Access, 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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