

\$495,000 - 338 Elgin Point Se, Calgary

MLS® #A2145264

\$495,000

2 Bedroom, 4.00 Bathroom, 1,138 sqft

Residential on 0.07 Acres

McKenzie Towne, Calgary, Alberta

OPENHOUSE SATURDAY JULY

20,2024....11-2pm... Stop in say hello to

Suzanne.....Welcome to your new home in the highly sought-after family community of

McKenzie Towne! This charming 3-bedroom, 3.5 bathrooms duplex offers the perfect blend of comfort, convenience, and community living.

As you step inside, you'll be greeted by a bright and spacious living area, filled with natural light and designed for both relaxation and entertaining. The open-concept layout seamlessly connects the living room, dining area, and kitchen, providing an ideal setting for everyday living.

The kitchen is a delight, featuring appliances, ample counter space, and plenty of storage. Whether you're preparing a casual meal or hosting a dinner party, this kitchen will inspire your culinary creativity.

Upstairs, you'll find three generously sized bedrooms, including a serene master suite complete with a private ensuite bathroom. The additional bedrooms are perfect for children, guests, or a home office, offering flexibility to suit your lifestyle.

One of the standout features of this home is its location in the vibrant community of McKenzie Towne. Known for its family-friendly atmosphere, McKenzie Towne offers an abundance of parks and green spaces. Enjoy weekends exploring the nearby parks, playing with the kids, or simply soaking up the natural beauty of your surroundings.



Shopping and amenities are conveniently close by, with a variety of retail options, grocery stores, and dining establishments just minutes away. McKenzie Towne™s High Street offers a unique shopping experience with its boutique shops, cafes, and services. You'll have everything you need within easy reach, making daily errands and weekend outings a breeze.

Additional features of this townhouse include a convenient second full bathroom, ample storage space, and designated parking. The community also offers well-maintained common areas and a welcoming neighborhood ambiance.

Don't miss the opportunity to make this lovely duplex your new home. Schedule a viewing today and experience the best of family living in the desirable community of McKenzie Towne! ALL OFFERS ENCIURAGED!

Built in 2007

Essential Information

MLS® #	A2145264
Price	\$495,000
Sold Price	\$494,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,138
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	338 Elgin Point Se
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Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4Z9

Amenities

Amenities	Other
Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Back Yard, Cleared, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 28th, 2024
Days on Market	30
Zoning	R-2
HOA Fees	226.60
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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