

# \$399,900 - 450 Elgin Gardens Se, Calgary

MLS® #A2223980

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,158 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

OPEN HOUSE Saturday, July 26 1 - 3 pm.

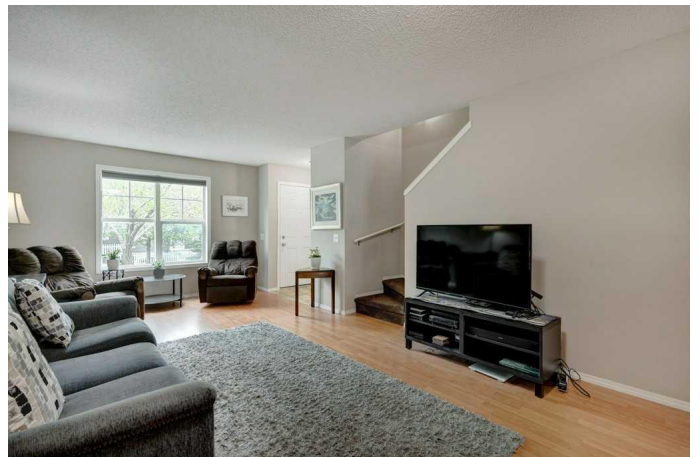
Welcome to this attractive 2 bedroom and 2.5 bath townhouse FACING ONTO GREEN SPACE in this desirable complex in McKenzie Towne. Great location within the complex being well off Deerfoot Trail and facing the spacious courtyard/green space. Features 2

EXPANSIVE UPPER FLOOR PRIMARY BEDROOMS, each with full ensuite baths and walk in closets! Spacious, OPEN CONCEPT on the main floor with large windows front and back and flooded with natural light from the sunny SW front exposure. Desirable architectural design with front door entering at main level, while OVERSIZED single attached garage at the back enters at basement level. The balance of the lower level contains laundry and a flex space - perfect for storage, shop, workout room, or a home studio. Sunny, PRIVATE FRONT PATIO with quaint picket fence is perfect for outdoor eating & entertaining, overlooking the serene, tree-lined courtyard. The McKenzie Towne neighborhood exudes a small town feel, while offering a wealth of attractions including parks, splash park, scenic pathways, Inverness Pond, shops and restaurants. This PET FRIENDLY complex with attractive condo fees of only \$316/month is an ideal starter home or investment opportunity!

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Built in 2006

## Essential Information



MLS® #	A2223980
Price	\$399,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,158
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	450 Elgin Gardens Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4T8

### **Amenities**

Amenities	Park, Parking, Playground, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Rear, Oversized, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished, Walk-Out

### **Exterior**

Exterior Features	Courtyard, Private Yard
Lot Description	Back Lane, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 24th, 2025
Days on Market	89
Zoning	M-2

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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