

# \$545,000 - 305 Elgin Point Se, Calgary

MLS® #A2203386

**\$545,000**

4 Bedroom, 3.00 Bathroom, 1,113 sqft  
Residential on 0.07 Acres

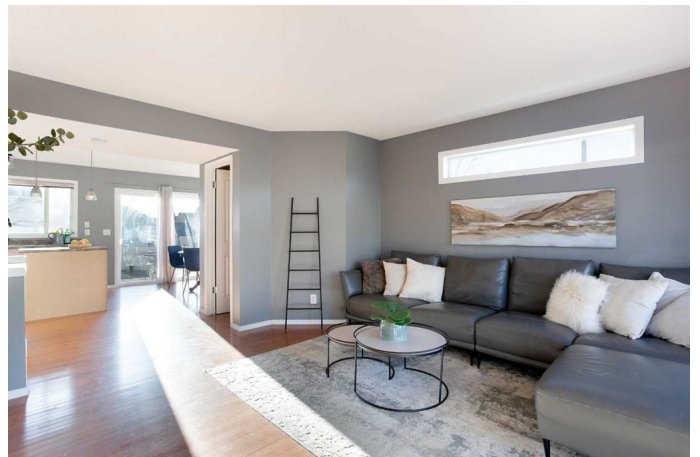
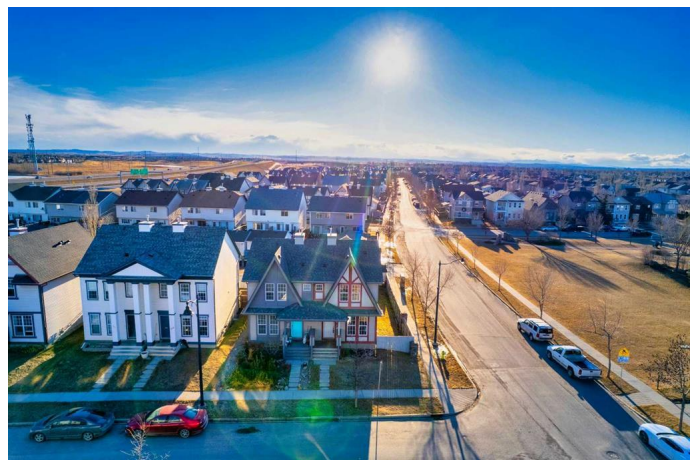
McKenzie Towne, Calgary, Alberta

Situated on a desirable corner lot at the end of a quiet cul-de-sac in the charming, family-friendly community of McKenzie Towne, this beautiful semi-detached home offers exceptional value and comfort. Upon entering, you'll be welcomed by bright, hardwood flooring and an inviting open-concept layout, perfect for both relaxing and entertaining.

The spacious living room boasts abundant natural light streaming through multiple windows overlooking the adjacent park, providing an idyllic setting for everyday living. The heart of the home is the generously-sized eat-in kitchen, complete with stylish cabinetry, durable laminate countertops, and ample countertop space for meal preparation. A dedicated pantry ensures plenty of storage, while the dining area comfortably accommodates family meals or gatherings with friends.

The main level also includes a conveniently placed two-piece powder room and rear entryway leading directly to your oversized, double detached garage—ideal for vehicles, storage, or workshop space.

Ascend the carpeted staircase to discover three well-appointed bedrooms, highlighted by newly updated paint. The primary bedroom offers a private oasis featuring a relaxing three-piece ensuite. Two additional bedrooms are spacious and versatile, sharing access to a



separate four-piece bathroom, perfect for family members or guests.

Downstairs, the fully finished basement presents an additional bedroom, laundry area, and generous storage space, making it ideal for guests, a home office, or recreation room.

Outside, the large backyard is enhanced by a spacious deck perfect for summer BBQs and just steps to the park next door. This unique location ensures extra outdoor space for play or relaxation.

Close to parks, schools, and shopping, and freshly updated throughout, this fantastic duplex is move-in ready and waiting for you to call it home!

Built in 2007

### **Essential Information**

MLS® #	A2203386
Price	\$545,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,113
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	305 Elgin Point Se
Subdivision	McKenzie Towne
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Z 4Z9

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	227
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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