

\$399,900 - 144 Elgin Gardens Se, Calgary

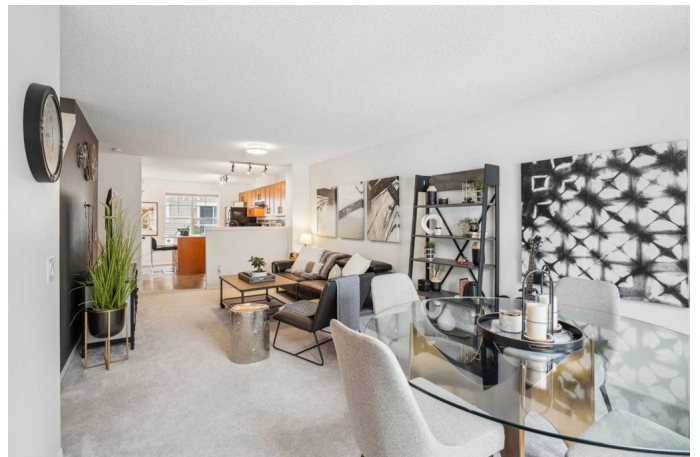
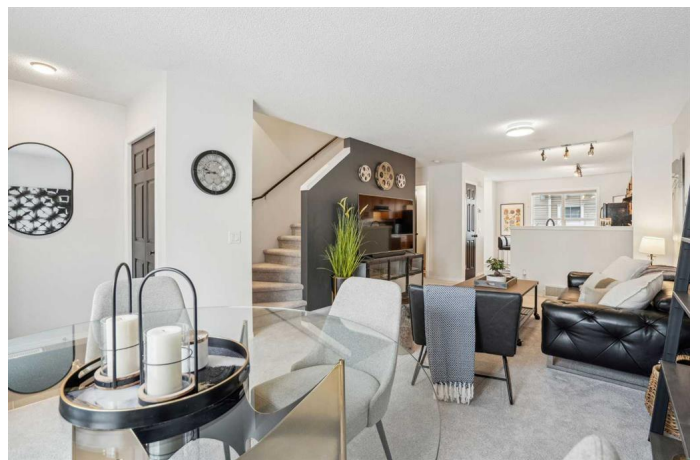
MLS® #A2207567

\$399,900

2 Bedroom, 2.00 Bathroom, 1,167 sqft
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

OPEN HOUSE CANCELLED Welcome to this stylishly refreshed 2-bedroom townhome with a versatile flex room and an attached singled garage, nestled in the vibrant Prestwick area of McKenzie Towne. Step outside to a generous 10'x14' patio overlooking a serene, tree-lined courtyard. Inside, a welcoming foyer leads to a bright, open-concept main floor, perfect for modern living with ample space for a spacious living room setup and a dedicated dining area. The sleek kitchen boasts fresh quartz countertops, a chic white subway tile backsplash, maple cabinetry, a central island, as well as a cozy breakfast nook that flows effortlessly into the living spaces. A convenient half bath on the main level is ideal for entertaining guests. Upstairs, enjoy two expansive bedrooms featuring walk-in closets, a contemporary 4-piece bathroom, and a flexible bonus space perfect for a home office or study area. The **OVERSIZED** single garage offers additional storage and walks-in to the laundry/flex room—a great spot for stashing outdoor gear, strollers, or seasonal items or even a home gym or shop space. Just steps from a park and a short stroll to High Street Shopping, you'll have easy access to Sobeys, trendy eateries, boutique shops, yoga studios, fitness centers, and an express bus route to downtown. McKenzie Towne's charm shines with scenic trails around Inverness Pond and a fun splash park nearby. This move-in-ready **PET-FRIENDLY** gem is an



ideal starter home or savvy investment opportunity!

Built in 2004

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2207567 |
| Price | \$399,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,167 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 144 Elgin Gardens Se |
| Subdivision | McKenzie Towne |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 4T7 |

Amenities

| | |
|----------------|---|
| Amenities | Parking, Playground, Snow Removal |
| Parking Spaces | 1 |
| Parking | Garage Door Opener, Oversized, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |

| | |
|--------------|-------------------------------|
| Cooling | None |
| Has Basement | Yes |
| Basement | Unfinished, Walk-Out, Partial |

Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 1st, 2025 |
| Days on Market | 2 |
| Zoning | M-2 |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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