



## 301 Elgin Gardens Calgary Alberta

\$430,000

2 BEDROOMS | 2 ENSUITES | FRESHLY PAINTED THROUGHOUT | DOUBLE ATTACHED GARAGE | Here is a fabulous opportunity...this terrific condo features a charming front yard that opens to the interior greenbelt of this desirable complex. Inside you will find a bright & spacious floorplan...there is a large living room with brand new carpet; the central kitchen provides a nice amount of counterspace & cupboards, an island with raised eating bar plus a pantry, the sunny dining area is generous in size, has sliding patio doors to the balcony & features a nook area that makes for a great tech/home office space! Completing this level is the 2pc powder room. Upstairs showcases 2 bedrooms...each with their own 4pc ensuites AND walk-in closets!! You will appreciate the additional storage offered in the built-in shelving with sliding doors...as well...there is a nice flex area that could also be used a number of ways! The lower level, with laundry, is partially finished and has direct access to the double attached garage. Low condo fees, and vacant for a quick possession! This is home is nicely located within the complex, and provides easy access to all nearby amenities including schools, shops, restaurants, & more. (id:6769)

Other 17.17 Ft x 12.42 Ft

Living room 13.75 Ft x 13.25 Ft

Dining room 7.92 Ft x 9.25 Ft

Kitchen 7.50 Ft x 10.33 Ft

Other 9.25 Ft x 9.17 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 12.08 Ft x 11.92 Ft

Bedroom 11.33 Ft x 9.92 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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eXp Realty

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**Mirror**

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