



## 305 Elgin Point Calgary Alberta

\$569,999

Welcome to this charming 4-bedroom, 3-bathroom semi-detached home, ideally located on a desirable corner lot in a peaceful cul-de-sac. Enjoy both privacy and nice views, with a park and playground directly across the street. Inside, the home features hardwood floors throughout the main level, creating a bright and welcoming atmosphere. The kitchen includes a convenient island, while the dining area has easy access to the deck through patio doors. Upstairs, you'll find 3 bedrooms, including the spacious primary bedroom with a large closet and a 3-piece ensuite. The second bedroom offers windows with views of the mountains and park. There is also a 4-piece bathroom on the upper level. The finished basement provides additional living space, with a bedroom, family room, and laundry area. The west-facing deck is perfect for entertaining or simply relaxing, with lovely views of the park. Being on a corner lot with direct access to the park, this property offers extra parking options, in addition to the detached 2-car garage at the rear. This makes parking easy and convenient for residents and guests alike. With plenty of storage and parking space, this home is truly a gem in one of Calgary's most sought-after neighborhoods—McKenzie Towne. (id:6769)

Recreational, Games room 13.67 Ft x 13.00 Ft

Bedroom 10.17 Ft x 10.00 Ft

Furnace 16.42 Ft x 6.17 Ft

Other 5.33 Ft x 4.08 Ft

Living room 14.33 Ft x 13.42 Ft

Kitchen 10.58 Ft x 8.08 Ft

Other 9.17 Ft x 9.08 Ft

2pc Bathroom 5.08 Ft x 5.00 Ft

Primary Bedroom 12.42 Ft x 11.17 Ft

3pc Bathroom 5.58 Ft x 5.33 Ft

Bedroom 10.42 Ft x 8.33 Ft

Bedroom 10.67 Ft x 8.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty



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