



## 221 Elgin Place Calgary Alberta

\$459,999

**\*24 HOUR NOTICE FOR SHOWINGS\*** Stunning Half Duplex in Sought-After McKenzie Towne - No Condo Fees!

Welcome to this beautifully maintained half duplex located in the quiet and family-friendly community of McKenzie Towne, one of Calgary's most sought-after neighbourhoods. This is the perfect starter home for new families, first-time buyers, or anyone looking to enjoy a vibrant community. Step inside to discover gorgeous laminate flooring throughout the main level and a bright, open-concept floor plan that's perfect for entertaining. The functional kitchen features a centre island and opens to a spacious dining area with direct access to a large deck, ideal for summer BBQs and overlooking the generous fenced backyard. Upstairs offers two spacious bedrooms plus a versatile loft or den area, perfect for a home office, playroom, or additional living space. The unfinished basement leaves you with unlimited options to develop and personalize the space to suit your needs--whether it's a home gym, additional bedrooms, media room, or extra storage. Minutes away from Mckenzie Lake! Additional features include: Double off-street parking, located near large parks, playgrounds, a water park, scenic walking paths, and quiet street with a strong sense of community. Enjoy the charm and convenience of McKenzie Towne with its shops, schools, and transit options all nearby. (id:6769)

4pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 8.75 Ft x 10.75 Ft

Office 10.17 Ft x 12.58 Ft

Primary Bedroom 13.50 Ft x 13.67 Ft

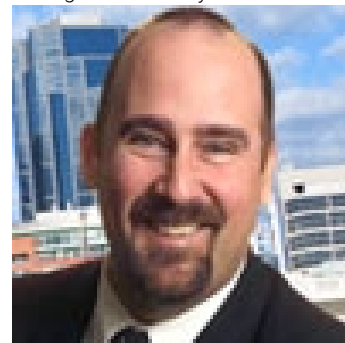
2pc Bathroom 5.17 Ft x 4.92 Ft

Dining room 7.75 Ft x 10.58 Ft

Kitchen 9.25 Ft x 10.58 Ft

Living room 13.83 Ft x 14.33 Ft

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca

**RE/MAX Realty Professionals**

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