

343 Elgin Place SE
Calgary, Alberta

MLS # A2200762



\$549,343

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|------------------|--|---------------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,127 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Cul-De-Sac, Treed | | |

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| Heating: | Central, Mid Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-2M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Smart Home, Vinyl Windows, Walk-In Closet(s), Wired for Data | | |
| Inclusions: | N/A | | |

Welcome to this beautifully updated home offering just under 1,600 sq. ft. of total living space, featuring 4 bedrooms and a versatile layout—perfect for first-time buyers and families. Situated in the desirable McKenzie Towne (Inverness area), and close to playgrounds, schools, and shops, this home blends modern upgrades, energy efficiency, and smart home features for effortless everyday living. Step in and enjoy a cozy living room with a stone-surround fireplace, creating a warm and inviting space to relax or entertain. You'll also love the newer stainless steel appliances, low-maintenance backyard, and fiber internet wired throughout. Shingles were replaced in 2019, and a 4.7kW solar panel system installed in 2023 helps reduce energy costs and support sustainable living. The thoughtful layout includes a converted upstairs loft into a 3rd bedroom—ideal for growing families—and an additional 4th bedroom and bathroom in the fully finished basement, perfect for guests, a home office, or extra living space. A double detached garage offers plenty of room for vehicles, storage, and hobbies. Modern conveniences are found throughout, with whole-home networking, basement audio wiring, and smart home automation, including a smart thermostat, fireplace, garage door, and smart lighting in key areas like the porch, kitchen, and basement. Plus, furnace and ducts were professionally cleaned in Fall 2024. With its functional design, prime location, and move-in-ready permitted updates, this home is a perfect fit for those seeking modern living with everyday convenience.