

144 Elgin Gardens SE
Calgary, Alberta

MLS # A2207567



\$399,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,167 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	Partial, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

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!