

# \$508,000 - 334 Elgin Place Se, Calgary

MLS® #A2208097

**\$508,000**

3 Bedroom, 2.00 Bathroom, 1,125 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

Click brochure link for more details. This stunning 2-story duplex in the highly sought-after community of McKenzie Towne is now for sale! Situated on a quiet cul-de-sac, this charming home offers the perfect blend of comfort, convenience, and affordability—all with no condo fees. Featuring three spacious bedrooms and two bathrooms, including a convenient main-floor bathroom, this recently renovated home is move-in ready with modern updates throughout, such as brand-new neutral laminate flooring on the main floor. The open floor plan creates an inviting space for both entertaining and family living. The kitchen boasts a large pantry, plenty of cupboard space, and a bright nook for family dining. Upstairs, the master bedroom includes a walk-in closet for added storage and convenience. The unfinished lower level provides a blank canvas for your personal touch. A new roof was installed just six years ago, offering added peace of mind. With great curb appeal and a low-maintenance exterior, this home is as practical as it is beautiful. The fenced and landscaped yard is perfect for pets and outdoor enjoyment, complete with a large deck ideal for summer BBQs and relaxation. Plus, there's plenty of room in the back to build a double garage. Located close to parks, schools, shopping, and all essential amenities, this property presents an excellent opportunity to own in McKenzie Towne. Immediate possession is available—don't miss your chance to call this beautiful home yours!



Built in 2005

## Essential Information

MLS® #	A2208097
Price	\$508,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,125
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	334 Elgin Place Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4W1

## Amenities

Amenities	None
Parking Spaces	2
Parking	Stall

## Interior

Interior Features	Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding, Asphalt
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	15
Zoning	R-2M
HOA Fees	226
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Honestdoor Inc.
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.