

**126 Elgin Place SE
Calgary, Alberta****MLS # A2222104****\$519,900**

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,137 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Soaking Tub, Storage		

Inclusions: None

Tucked into a quiet cul-de-sac in McKenzie Towne, this charming home is the perfect first step into ownership with the added benefit of a double detached garage! With thoughtful updates and a smart layout, it offers the ideal balance of comfort, function, and location. Recent upgrades include a newer roof, a professionally built deck and garage, a newer air conditioner, and a newer hot water tank—adding to the home's value and peace of mind. The bright main level is welcoming and practical with a large front living room and an open-concept kitchen and dining area at the back. Ample cabinet space, a centre island, and easy access to the backyard make this kitchen both efficient and inviting. A convenient powder room completes this level. Upstairs, all three bedrooms are spacious and bright, sharing a 4-piece bathroom. The unfinished basement offers excellent storage or future development potential. Step outside to the sunny backyard and enjoy casual barbeques and lazy weekends unwinding on the expansive deck. The fully fenced yard has loads of grassy play space for kids and pets, privately nestled behind the double detached garage. This move-in-ready home delivers great indoor and outdoor living—ideal for young families, couples, or anyone looking to get into this established community. This unparalleled neighbourhood boasts a splash park in the summer, a winter skating rink, and many playgrounds, parks, and green spaces. Schools are within walking distance, as are transit and the wide range of amenities, groceries, diverse shops, and numerous eateries along High Street in this quaint community with a small-town feel. Close proximity to 130th Avenue allows for easy access to all the big box stores and oodles of additional restaurant options. Truly an exceptional location for this outstanding home that exudes pride of

ownership throughout!