

**450 Elgin Gardens SE
Calgary, Alberta**

MLS # A2223980



\$399,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,158 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial, Unfinished, Walk-Out To Grade
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 316
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: storage shelf in kitchen, white bathroom storage unit

OPEN HOUSE Saturday, July 26 1 - 3 pm. Welcome to this attractive 2 bedroom and 2.5 bath townhouse FACING ONTO GREEN SPACE in this desirable complex in McKenzie Towne. Great location within the complex being well off Deerfoot Trail and facing the spacious courtyard/green space. Features 2 EXPANSIVE UPPER FLOOR PRIMARY BEDROOMS, each with full ensuite baths and walk in closets! Spacious, OPEN CONCEPT on the main floor with large windows front and back and flooded with natural light from the sunny SW front exposure. Desirable architectural design with front door entering at main level, while OVERSIZED single attached garage at the back enters at basement level. The balance of the lower level contains laundry and a flex space - perfect for storage, shop, workout room, or a home studio. Sunny, PRIVATE FRONT PATIO with quaint picket fence is perfect for outdoor eating & entertaining, overlooking the serene, tree-lined courtyard. The McKenzie Towne neighborhood exudes a small town feel, while offering a wealth of attractions including parks, splash park, scenic pathways, Inverness Pond, shops and restaurants. This PET FRIENDLY complex with attractive condo fees of only \$316/month is an ideal starter home or investment opportunity!