

149 Elgin Place SE
Calgary, Alberta**MLS # A2243311****\$510,000**

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,150 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

****OPEN HOUSE - SAT Aug 2, 2025 & Sunday Aug 3, 2025 from 1-3pm**** Opportunity Alert! The BEST single family DEAL in McKenzie Towne. This single-family detached home sits on a massive pie-shaped lot in a quiet cul-de-sac and offers unbeatable value. Enjoy a huge private yard and a rare oversized double garage with room for all your vehicles and toys. Step inside to a bright and functional 3-bedroom layout, perfect for everyday living and entertaining. The south-facing backyard floods the home with natural light, while the spacious deck is ideal for summer BBQs. Major updates have been taken care of for you: NEW FURNACE, HOT WATER TANK, and central AIR CONDITIONING (2022), giving you peace of mind for years to come. McKenzie Towne is one of Calgary's most sought-after communities, offering a true small-town feel with schools, shops, restaurants, parks, and pathways all just steps away. Homes with this lot size and features rarely come to market at this price - no attached neighbor, no condo fee - Let's go see it!