

# \$399,900 - 144 Elgin Gardens Se, Calgary

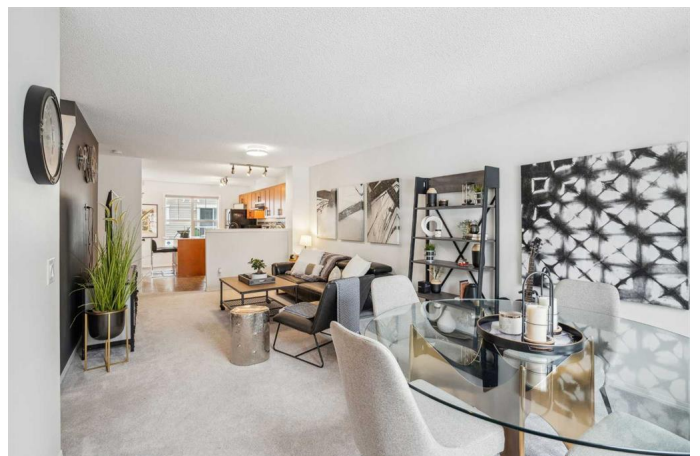
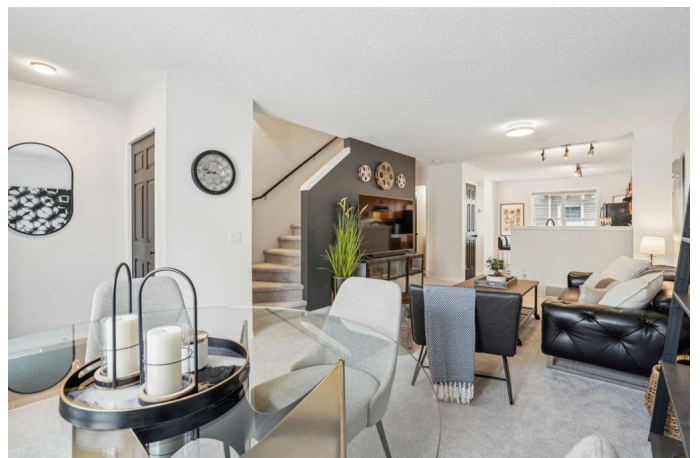
MLS® #A2207567

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,167 sqft  
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

**\*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!

Built in 2004

### Essential Information

MLS® #	A2207567
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,167
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	144 Elgin Gardens Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4T7

### Amenities

Amenities	Parking, Playground, Snow Removal
Parking Spaces	1
Parking	Garage Door Opener, Oversized, Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Unfinished, Walk-Out, Partial

### **Exterior**

Exterior Features	Courtyard, Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	5
Zoning	M-2

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.