\$545,000 - 305 Elgin Point Se, Calgary

MLS® #A2203386

\$545,000

4 Bedroom, 3.00 Bathroom, 1,113 sqft Residential on 0.07 Acres

McKenzie Towne, Calgary, Alberta

Situated on a desirable corner lot at the end of a quiet cul-de-sac in the charming, family-friendly community of McKenzie Towne, this beautiful semi-detached home offers exceptional value and comfort. Upon entering, you'll be welcomed by bright, hardwood flooring and an inviting open-concept layout, perfect for both relaxing and entertaining.

The spacious living room boasts abundant natural light streaming through multiple windows overlooking the adjacent park, providing an idyllic setting for everyday living. The heart of the home is the generously-sized eat-in kitchen, complete with stylish cabinetry, durable laminate countertops, and ample countertop space for meal preparation. A dedicated pantry ensures plenty of storage, while the dining area comfortably accommodates family meals or gatherings with friends.

The main level also includes a conveniently placed two-piece powder room and rear entryway leading directly to your oversized, double detached garageâ€"ideal for vehicles, storage, or workshop space.

Ascend the carpeted staircase to discover three well-appointed bedrooms, highlighted by newly updated paint. The primary bedroom offers a private oasis featuring a relaxing three-piece ensuite. Two additional bedrooms are spacious and versatile, sharing access to a







separate four-piece bathroom, perfect for family members or guests.

Downstairs, the fully finished basement presents an additional bedroom, laundry area, and generous storage space, making it ideal for guests, a home office, or recreation room.

Outside, the large backyard is enhanced by a spacious deck perfect for summer BBQs and just steps to the park next door. This unique location ensures extra outdoor space for play or relaxation.

Close to parks, schools, and shopping, and freshly updated throughout, this fantastic duplex is move-in ready and waiting for you to call it home!

Built in 2007

Essential Information

MLS® # A2203386 Price \$545,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,113

Acres 0.07

Year Built 2007

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 305 Elgin Point Se Subdivision McKenzie Towne

City Calgary

County Calgary
Province Alberta
Postal Code T2Z 4Z9

Amenities

Amenities Other

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 24th, 2025

Days on Market 11
Zoning R-G
HOA Fees 227
HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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