

342 Elgin Point SE
Calgary, Alberta

MLS # A2217087



\$515,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,125 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Gazebo, Landscaped, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, See Remarks		

Inclusions: shed

OPEN HOUSE SATURDAY MAY 10 FROM 11-2PM .Welcome to 342 Elgin Point SE – a beautifully upgraded 2-storey home offering 1,125 sqft of comfortable living space, perfectly located on a quiet cul-de-sac. Step inside to find modern updates throughout, including stylish new flooring, fresh paint, and upgraded appliances. The bright and functional main floor flows seamlessly into the upper level, while the fully developed basement adds a spacious rec room and a 4th bedroom – ideal for guests, a home office, or growing families. Outside, enjoy a large yard with ample parking and plenty of space to build your dream garage. This is the perfect blend of value, location, and flexibility – a great opportunity in the heart of McKenzie Towne! Call Today! This one will not last!