

**189 Elgin Gardens SE**  
**Calgary, Alberta**

**MLS # A2218865**



**\$429,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulate		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 310
<b>Basement:</b>	Partial, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	TV wall mounts, floating shelves, closet organizers		

OPEN HOUSE THIS SUNDAY MAY 11 from 2-4:30 PM!!! This well-kept 2-storey townhouse is located in the quiet back corner of a well-managed complex, offering rare privacy with no neighbors behind. Backing onto green space and a low-traffic private walkway, this spot is truly peaceful&mdash;perfect for those who value a quiet setting. Inside, you'll find a carpet-free layout with thoughtful upgrades and a flexible main floor that can easily accommodate a full dining setup or a large sectional. A cozy breakfast nook off the kitchen adds extra seating or workspace, and a private balcony gives you a sunny spot for your morning coffee or evening BBQ. The kitchen also features a pantry and floating shelves for easy, organized living. A stylish half bath with a floating vanity completes the main level. Upstairs offers two spacious bedrooms&mdash;each with walk-in closets, ceiling fans, and its own full bathroom. The south-facing primary includes a window A/C and a beautifully upgraded en-suite with a glass walk-in shower, dual shower heads, body jets, and granite counters. A built-in office nook on the landing adds a functional space for work or study. Downstairs, enjoy a high-end Samsung steam washer and dryer and a double attached garage with shelving, hooks, and a watering hose&mdash;adding everyday convenience. With low condo fees and long-term value, this home is a smart choice for homeowners and investors alike. McKenzie Towne offers a walkable, family-friendly community with great schools, parks, shops, restaurants, and quick access to Stoney and Deerfoot Trail.