

89 Elgin Gardens SE
Calgary, Alberta

MLS # A2214280



\$400,000

Division:	McKenzie Towne		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,306 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)		
Inclusions:	Coffee Mug shelf in Kitchen		

Step inside to soaring vaulted ceilings that create an airy, open feel in the main living area. The functional layout flows seamlessly between the spacious living room, kitchen, and dining area – ideal for both everyday living and entertaining guests. Whether you're sipping coffee on the front patio or hosting friends for dinner, this home delivers comfort and style at every turn. Upstairs, you'll find three well-sized bedrooms and two full bathrooms, providing flexibility for families, guests, or a dedicated home office. The double detached garage adds extra convenience and storage — a rare find in this price range! Nestled in the vibrant community of McKenzie Towne, you'll love being just minutes from High Street's local shops, restaurants, and cafes, with easy access to transit, parks, and top-rated schools. Stroll around Inverness Pond, bike the nearby pathways, or enjoy one of the many green spaces that make this neighbourhood so desirable. Whether you're a first-time buyer, investor, or looking for the perfect family-friendly location, this is a home that truly fits your story.