

# \$469,000 - 221 Elgin Place Se, Calgary

MLS® #A2245192

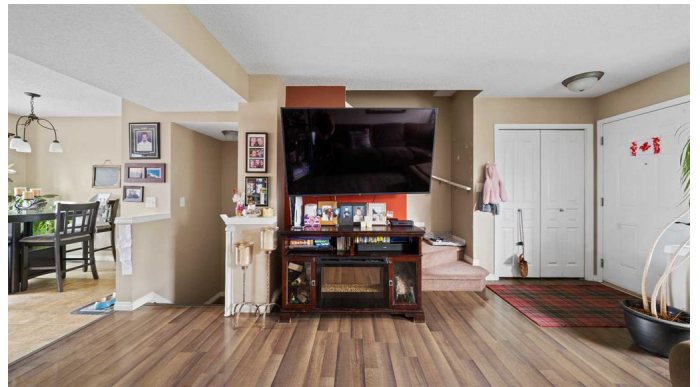
**\$469,000**

2 Bedroom, 2.00 Bathroom, 1,014 sqft  
Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

**\*24 HOUR NOTICE FOR SHOWINGS\***

Stunning Half Duplex in Sought-After McKenzie Towne – No Condo Fees! Welcome to this beautifully maintained half duplex located in the quiet and family-friendly community of McKenzie Towne, one of Calgary’s most sought-after neighbourhoods. This is the perfect starter home for new families, first-time buyers, or anyone looking to enjoy a vibrant community. Step inside to discover gorgeous laminate flooring throughout the main level and a bright, open-concept floor plan that's perfect for entertaining. The functional kitchen features a centre island and opens to a spacious dining area with direct access to a large deck, ideal for summer BBQs and overlooking the generous fenced backyard. Upstairs offers two spacious bedrooms plus a versatile loft or den area, perfect for a home office, playroom, or additional living space. The unfinished basement leaves you with unlimited options to develop and personalize the space to suit your needs – whether it’s a home gym, additional bedrooms, media room, or extra storage. Minutes away from McKenzie Lake! Additional features include: Double off-street parking, located near large parks, playgrounds, a water park, scenic walking paths, and quiet street with a strong sense of community. Enjoy the charm and convenience of McKenzie Towne with its shops, schools, and transit options all nearby.



Built in 2005

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2245192               |
| Price          | \$469,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,014                  |
| Acres          | 0.06                   |
| Year Built     | 2005                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 221 Elgin Place Se |
| Subdivision | McKenzie Towne     |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Z 4V8            |

## Amenities

|                |            |
|----------------|------------|
| Amenities      | None       |
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Cul-De-Sac, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 15                   |
| Zoning         | R-2M                 |
| HOA Fees       | 226                  |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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