

# \$400,000 - 89 Elgin Gardens Se, Calgary

MLS® #A2214280

**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,306 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

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 â€” ideal for both everyday living and entertaining guests. Whether youâ€™re sipping coffee on the front patio or hosting friends for dinner, this home delivers comfort and style at every turn.

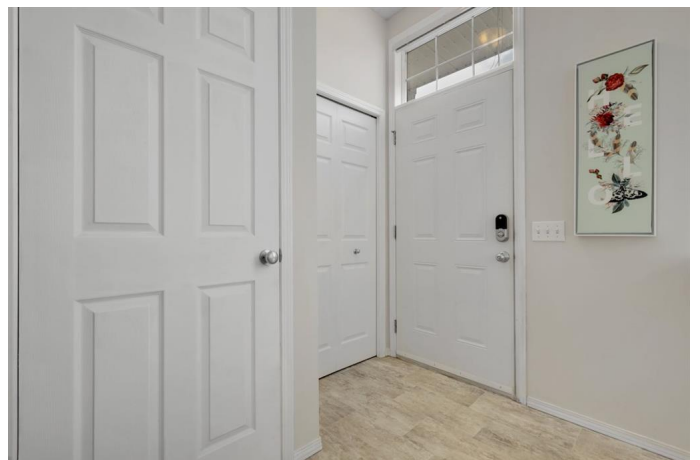
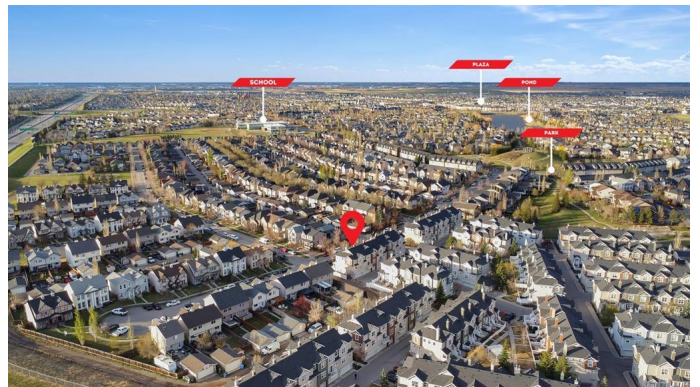
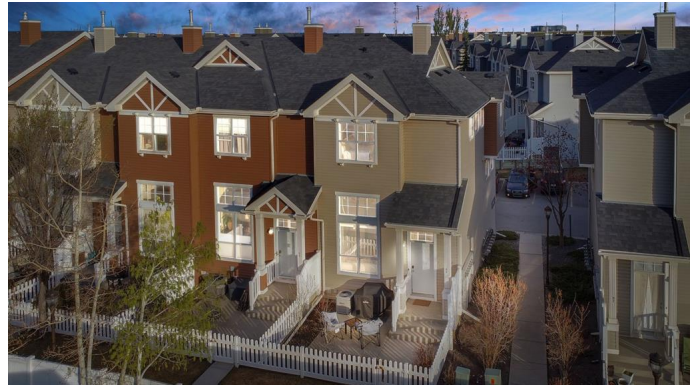
Upstairs, youâ€™ll find three well-sized bedrooms and two full bathrooms, providing flexibility for families, guests, or a dedicated home office. The double detached garage adds extra convenience and storage â€” a rare find in this price range! Nestled in the vibrant community of McKenzie Towne, youâ€™ll love being just minutes from High Streetâ€™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 youâ€™re a first-time buyer, investor, or looking for the perfect family-friendly location, this is a home that truly fits your story.

Built in 2004

## Essential Information

MLS® # A2214280

Price \$400,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,306         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Level Split |
| Status         | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 89 Elgin Gardens Se |
| Subdivision | McKenzie Towne      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2Z4T4              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Built-in Features, Kitchen Island, No Animal Home, Pantry, Storage, Vaulted Ceiling(s), No Smoking Home |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer                             |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Partially Finished, Partial  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Lane, Front Yard, Low Maintenance Landscape, Street Lighting |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 8             |
| Zoning         | M-2           |
| HOA Fees       | 227           |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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