

**149 Elgin Place SE  
Calgary, Alberta**

**MLS # A2243311**



# \$500,000

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Welcome to 149 Elgin Place SE, a charming 3-bedroom, 1.5-bathroom home located in a quiet cul-de-sac in the heart of McKenzie Towne. This well-maintained property offers a functional layout with a bright and open main floor, perfect for everyday living and entertaining. Upstairs you'll find three spacious bedrooms, including a generous primary suite with ample closet space. The sunny south-facing backyard leads to an oversized detached double garage, ideal for extra storage or a workshop. Located on a peaceful street with friendly neighbors and close to parks, schools, shopping, and transit. This is a great opportunity to own in a family-friendly community with a small-town feel!