

# \$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.

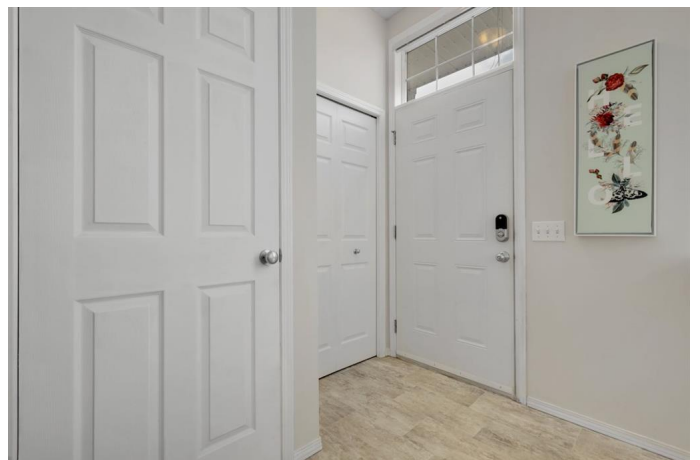
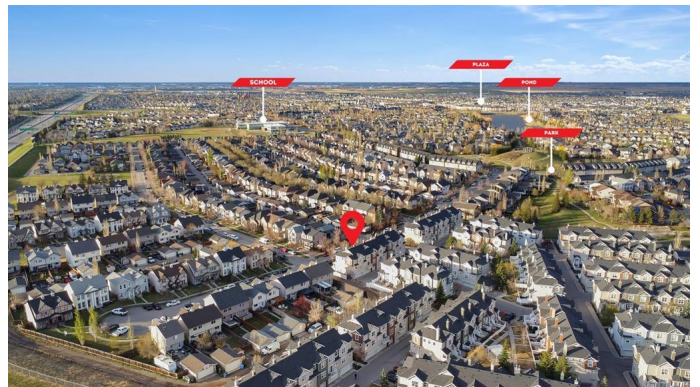
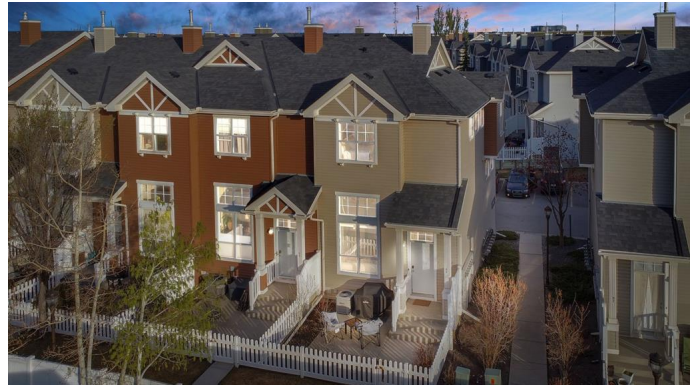
Upstairs, youâ€™ll find three well-sized bedrooms and two full bathrooms, providing flexibility for families, guests, or a dedicated home office. The double detached garage adds extra convenience and storage â€” a rare find in this price range! Nestled in the vibrant community of McKenzie Towne, youâ€™ll 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	4
Zoning	M-2
HOA Fees	227
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX First
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