

# \$510,000 - 149 Elgin Place Se, Calgary

MLS® #A2243311

**\$510,000**

3 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.12 Acres

McKenzie Towne, Calgary, Alberta

**\*\*OPEN HOUSE - SAT Aug 2, 2025 & Sunday**

**Aug 3, 2025 from 1-3pm\*\* Opportunity Alert!**

The BEST single family DEAL in McKenzie Towne. This single-family detached home sits on a massive pie-shaped lot in a quiet cul-de-sac and offers unbeatable value. Enjoy a huge private yard and a rare oversized double garage with room for all your vehicles and toys. Step inside to a bright and functional 3-bedroom layout, perfect for everyday living and entertaining. The south-facing backyard floods the home with natural light, while the spacious deck is ideal for summer BBQs. Major updates have been taken care of for you: NEW FURNACE, HOT WATER TANK, and central AIR CONDITIONING (2022), giving you peace of mind for years to come.

McKenzie Towne is one of Calgary's most sought-after communities, offering a true small-town feel with schools, shops, restaurants, parks, and pathways all just steps away.

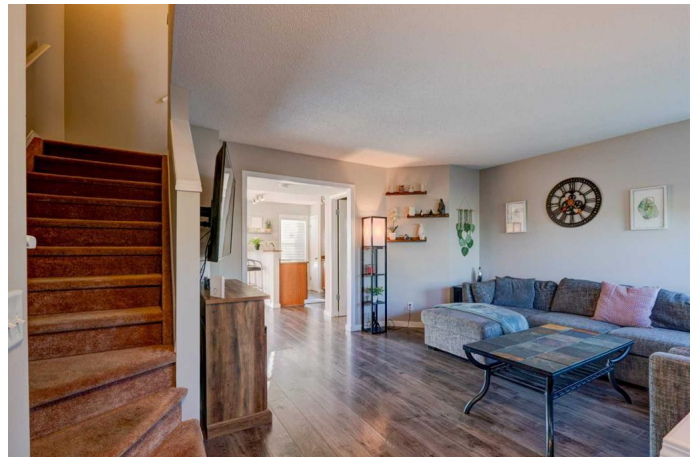
Homes with this lot size and features rarely come to market at this price - no attached neighbor, no condo fee - Let's go see it!

Built in 2005

## Essential Information

MLS® #                   A2243311

Price                     \$510,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,150       |
| Acres          | 0.12        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 149 Elgin Place Se |
| Subdivision | McKenzie Towne     |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Z 4V9            |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | None                                |
| Parking Spaces | 3                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                             |
| Cooling           | Central Air                                                                                                            |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                       |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Fire Pit            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level |
| Roof              | Asphalt Shingle                                     |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 11              |
| Zoning         | R-2M            |
| HOA Fees       | 226             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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