



THE
A-TEAM

**RE/MAX
FIRST**

2 ELGIN Drive, Calgary T2Z 3X7

MLS®#: **A2163161** Area: **McKenzie Towne** Listing Date: **09/05/24** List Price: **\$668,800**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **4,628 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn**
 Park Feat: **Double Garage Detached,Oversized**

Finished Floor Area

Abv Sqft: **1,819**
 Low Sqft:
 Ttl Sqft: **1,819**

DOM

13
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	9`1" x 9`3"
Breakfast Nook	Main	8`10" x 6`0"	Dining Room	Main	9`1" x 12`9"
Kitchen	Main	14`0" x 14`0"	Living Room	Main	11`0" x 14`0"
3pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	11`5" x 9`4"	Bedroom	Upper	9`0" x 11`4"
Laundry	Upper	0`0" x 0`0"	Bedroom - Primary	Upper	16`4" x 14`1"
3pc Bathroom	Basement	0`0" x 0`0"	Game Room	Basement	24`0" x 25`8"

Storage	Basement	3`7" x 6`2"	Furnace/Utility Room	Basement	16`0" x 17`5"
			Legal/Tax/Financial		

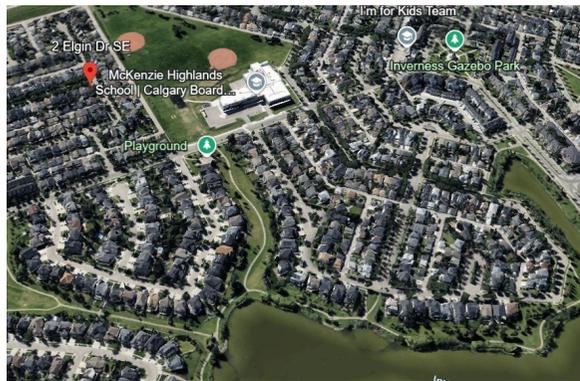
Title:	Zoning:
Fee Simple	R-1N
Legal Desc:	0110125

Remarks

Pub Rmks: **Welcome to this stunning fully finished Cardel home, offering over 2600 sq ft of thoughtfully developed living space. From the moment you step inside, you'll be greeted by warm, neutral tones, rich hardwood flooring, and a complete oak package that creates a welcoming and elegant ambiance. The main floor features a beautiful living room with a mantled, tile-surround fireplace—perfect for cozy evenings. The kitchen is a chef's dream with stainless steel appliances, a corner pantry, and a large island with an eat-up breakfast bar. Two versatile flex rooms provide endless possibilities—use them as a home office, 4th bedroom, formal dining room, or playroom. Upstairs, you'll find a spacious master suite with a generous walk-in closet and a full ensuite bathroom. Two additional bedrooms and a full bathroom complete the upper level, offering plenty of space for the whole family. The fully finished basement boasts a massive family room, a full bathroom, and ample storage space, providing the perfect setting for entertaining or relaxing. Beyond the home's fantastic features, its location is unbeatable! This property is walking distance to McKenzie Highlands Middle School, numerous parks, pathways, and the vibrant High Street filled with shops and restaurants. You'll also appreciate the close proximity to the South Health Campus Hospital and easy access to both Stoney Trail and Deerfoot Trail. Plus, McKenzie Towne's Rapid Transit System makes commuting a breeze. Situated on a good-sized lot, the yard is tastefully landscaped and includes a large deck, an oversized double garage, and even room for RV parking. This home is perfect for families looking for space, comfort, convenience, and flexibility. Don't miss your chance to make this beautiful home yours!**

Inclusions:	N/A
Property Listed By:	Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













2 Elgin Dr SE, Calgary, AB

Main Floor Exterior Area 939.61 sq ft
Interior Area 658.07 sq ft



PREPARED: 20240505



While figures are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2 Elgin Dr SE, Calgary, AB

2nd Floor Exterior Area 878.52 sq ft
Interior Area 803.72 sq ft
Excluded Area 22.80 sq ft



PREPARED: 20240505



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2 Elgin Dr SE, Calgary, AB

Basement (Below Grade) Exterior Area 668.77 sq ft
Interior Area 789.54 sq ft



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

