223 Elgin Point SE

Calgary | Active | MLS® A2350857

$474,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2006**	**1,127.96 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

NO CONDO FEES!! Welcome to this beautifully updated half-duplex in the heart of McKenzie Towne, where comfort, style, and convenience come together! This inviting 3-bedroom, 2.5-bathroom home offers a functional layout, thoughtful upgrades, and plenty of space for the whole family. Step inside to discover stylish new vinyl flooring and updated appliances. Major improvements include a new roof, air conditioning for those hot summer days, and solar film on the windows for added comfort and energy efficiency. Step outside to enjoy the large backyard, complete with a new deck-the perfect spot for summer BBQs, entertaining friends, or simply relaxing while the kids play. A double detached garage adds convenience and extra storage. Located in the family-friendly community of McKenzie Towne, you'll love being close to schools, parks, playgrounds, shopping, and all the amenities this vibrant neighbourhood offers, with easy access to Stoney Trail. Whether you're a first-time buyer, a growing family, or looking to downsize, this move-in-ready home has so much to offer. A fantastic opportunity to enjoy comfortable living in a great community-come see it for yourself!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350857
Bedrooms	3
Bathrooms	3
Year Built	2006
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,127.96 sq. ft.
Main Level Finished Area:	491.7 sq. ft.

Upper Level Finished Area:	585.33 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,938 sq. ft.
Lot Frontage:	22'4½"
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2006 (Age: 20)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0610028
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Linoleum, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
HOA Fee:	$235.00
City Quadrant:	Southeast
Community:	McKenzie Towne
Amenities:	Clubhouse
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	NA
Restrictions:	None Known
Main Floor	Kitchen With Eating Area · 14' × 13'11" ·
Main Floor	Living/Dining Room Combination · 14'2" × 13'9" ·
2nd Floor	Bedroom · 10'11" × 8'11" ·
2nd Floor	Bedroom · 10'8" × 8'5" ·
2nd Floor	Bedroom - Primary · 13'3" × 11'4" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Playground

Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/223-elgin-point-se-calgary-a2350857/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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