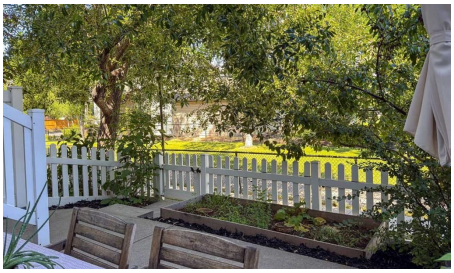
457 Elgin Gardens SE

Calgary | Active | MLS® A2334578

$389,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2006**	**1,180 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to your dream townhome in the heart of McKenzie Towne, where convenience meets quiet, community oriented living. Your private patio is a summer oasis. Shaded all afternoon by incredible trees, it looks onto a gorgeous park that amps up both the natural beauty and your personal privacy. Open your front gate and you’re on a path that makes your new home easy to find for guests, and also connects you to beautiful walking paths to scenic ponds, parks and playgrounds. Go inside and you (and your guests) will be instantly captivated by the open floor plan. Unlike other units separated by solid walls, this unique layout features a soaring ceiling and elegant railing overlooking the living area, making it perfect for entertaining. In fact, this incredibly spacious home has comfortably hosted up to 20 people! The bright kitchen flows into a cute breakfast nook, the perfect spot for your morning coffee. Upstairs, you will find a rare double master layout. Both large bedrooms feature their own private ensuite bathrooms, giving your guests or roommates a full, dedicated space to relax when staying over. Parking and storage are a breeze with the full-sized garage, offering space to park 2 vehicles or 1 and have room for a dedicated workshop or hobby area. Tucked away in a peaceful complex, this home offers true ease of living, absolute quietness, and a tight-knit atmosphere with wonderful neighbours you will genuinely love. Don't miss this rare opportunity to own a private, highly walkable retreat that perfectly blends seamless hosting capabilities with exceptional community comfort. Rarely do homes in this complex (or any other for that matter) that face onto a park come available. Make this one yours before someone else does!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334578
Bedrooms	2
Bathrooms	3
Year Built	2006
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	4 Level Split
Total Living Area:	1,180 sq. ft.
Condo Fee:	$316.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	Northeast
Entry Level:	1
Levels:	4 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2006 (Age: 20)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	0612089
Heating:	Forced Air
Basement:	Partial, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated, Plug-In
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
HOA Fee:	$226.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Mosaic of Elgin Hill
Community:	McKenzie Towne
Amenities:	Snow Removal
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Inclusions:	TV & Bracket in Living Room, Wall Lamps in Living Room
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 11'8" × 10'4" ·
2nd Floor	Kitchen · 12'9" × 11'10" ·
2nd Floor	Dining Room · 10'8" × 8'1" ·
2nd Floor	Breakfast Nook · 6'11" × 5'3" ·
3rd Floor	Bedroom - Primary · 12'3" × 11'10" ·

3rd Floor	Bedroom - Primary · 11'10" × 10'6" ·
Basement	Furnace/Utility Room · 12' × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Ceiling Fan(s)
Exterior Features:	Balcony, Courtyard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Front Yard, Landscaped, Level, Low Maintenance Landscape, Many Trees, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-2 d75
Listed Date:	Aug 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/457-elgin-gardens-se-calgary-a2334578/

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