

# \$549,343 - 343 Elgin Place Se, Calgary

MLS® #A2200762

**\$549,343**

4 Bedroom, 3.00 Bathroom, 1,127 sqft  
Residential on 0.05 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this beautifully updated home offering just under 1,600 sq. ft. of total living space, featuring 4 bedrooms and a versatile layout—perfect for first-time buyers and families. Situated in the desirable McKenzie Towne (Inverness area), and close to playgrounds, schools, and shops, this home blends modern upgrades, energy efficiency, and smart home features for effortless everyday living.

Step in and enjoy a cozy living room with a stone-surround fireplace, creating a warm and inviting space to relax or entertain. You'll also love the newer stainless steel appliances, low-maintenance backyard, and fiber internet wired throughout. Shingles were replaced in 2019, and a 4.7kW solar panel system installed in 2023 helps reduce energy costs and support sustainable living.

The thoughtful layout includes a converted upstairs loft into a 3rd bedroom—ideal for growing families—and an additional 4th bedroom and bathroom in the fully finished basement, perfect for guests, a home office, or extra living space. A double detached garage offers plenty of room for vehicles, storage, and hobbies.

Modern conveniences are found throughout, with whole-home networking, basement audio wiring, and smart home automation, including a smart thermostat, fireplace, garage door, and smart lighting in key areas like the porch, kitchen, and basement. Plus, furnace and ducts were professionally cleaned in Fall 2024.



With its functional design, prime location, and move-in-ready permitted updates, this home is a perfect fit for those seeking modern living with everyday convenience.

Built in 2005

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2200762               |
| Price          | \$549,343              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,127                  |
| Acres          | 0.05                   |
| Year Built     | 2005                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 343 Elgin Place Se |
| Subdivision | McKenzie Towne     |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Z 4W1            |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | None  |
| Parking Spaces | 2   |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Vinyl Windows, Walk-In Closet(s), Smart Home, Wired for Data |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Other, Refrigerator, Washer, Window Coverings, Electric Cooktop, See Remarks                  |
| Heating           | Forced Air, Natural Gas, Central, Mid Efficiency  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Stone   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Treed, Cul-De-Sac        |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 9th, 2025 |
| Days on Market | 25              |
| Zoning         | R-2M            |
| HOA Fees       | 227             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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