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**Royal LePage Mission Real Estate**  
#100 3595 114 Ave SE  
Calgary, AB  
T2Z 3X2



449 ELGIN Gardens, Mosaic of Elgin Hill, Calgary, Alberta, T2Z 4T7, Canada

MLS®# C4043705

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Property Value	\$309,900
Type	Townhouse
Style	2 Storey
Parking	1
Year Built	2006
Taxes	1798 (2015)
Living Area	1,173 sq.ft.
Lot Size Area	760 m <sup>2</sup>
Bedrooms	2
Bathrooms	2 full & 1 half
Maintenance Fee	\$230.00

## Description

Best location in the complex! NE facing patio - with gas line for your BBQ - faces a sprawling green space/park/playground. Main level features a Cozy Living/Family Room with Large Bright Windows and 16ft Ceilings. You will love having two master bedrooms - both with walk in closets & ensuite baths. One with large soaker tub and heat lamp. Warm & inviting designer colors. Tons of upgrades make this home very special. Beautiful kitchen with maple walnut cabinets, raised eating bar, dining space & computer nook. Hardwood, Laminate, Slate & Ceramic Tile throughout home. No carpet - great for pets or allergies. Garage is double sized - with a single door. Awesome space for storage/working on projects. Loads of visitor parking for your guests. Low condo fees. Vacufllo roughed in. Lower Level has laundry/storage with entrance to attached garage.





