

# \$899,900 - 73 Elkton Way Sw, Calgary

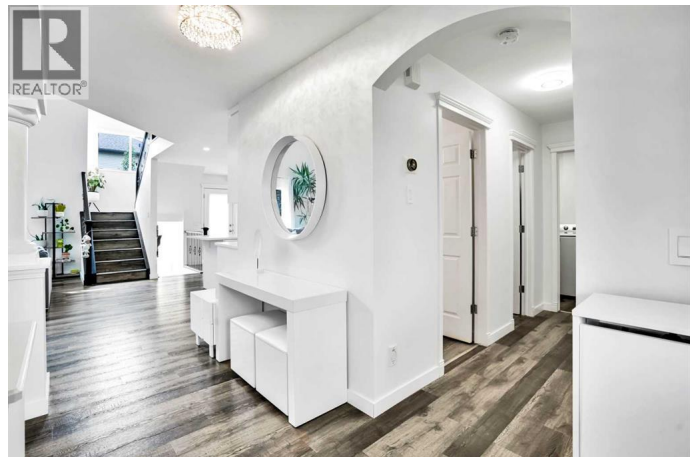
MLS® #A2263378

**\$899,900**

3 Bedroom, 3.00 Bathroom, 2,000 sqft  
Single Family on 0.12 Acres

Springbank Hill, Calgary, Alberta

Modern renovation (2022) + walk zone of highly rated schools + 18-foot ceiling + south facing backyard + epoxy garage flooring. Welcome to this modern, smoke-free, and pet-free two-storey home in the highly sought-after SW community of Springbank Hill. Thoughtfully upgraded and meticulously maintained, this residence offers a bright, spacious, and functional floor plan filled with natural light throughout. The main floor greets you with a large foyer and a versatile flex room that can serve as a home office, formal dining area or entertainment room. At the heart of the home is the impressive spacious family room with soaring 18-foot ceilings and a cozy fireplace. The south-facing backyard floods the living space with sunshine, perfect for plant lovers. The beautifully renovated kitchen boasts an extra-large island, modern cabinetry, a convenient walk-through pantry, and upgraded appliances, complemented by a dining area that opens to the fully landscaped backyard. Upstairs, the generous primary suite features a spacious walk-in closet and a beautifully updated ensuite. Two additional well-sized bedrooms, each with unobstructed views, complete the upper level. The open basement provides endless possibilities for your personal touch and future development. Additional highlights include a large lot with ample space for gardening, a newly stained deck, and epoxy-coated garage flooring. New Flat ceilings, tasteful finishes, and recent upgrades create a fresh, modern



feel. Conveniently located near 69st LRT station, Aspen Landing and Westside Rec Centre, this home is within the walk zone for the highly rated Griffith Woods (Kâ€“9) and Ernest Manning High School (9â€“12), and close to top schools including Webber Academy, Rundle College, Roberta Bondar, and Menno Simons (walking distance). Outdoor enthusiasts will also enjoy nearby green spaces such as Elmont Park (walking distance), Battalion Park, and Griffith Woods Park. Just 15 minutes from downtown and 45 minutes from th e mountains, this home offers the ideal balance of city convenience and quick weekend getaways. (id:6289)

Built in 2003

**Essential Information**

Listing #	A2263378
Price	\$899,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,000
Acres	0.12
Year Built	2003
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	73 Elkton Way Sw
Subdivision	Springbank Hill
City	Calgary
Province	Alberta
Postal Code	T3H4Y9

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home, Gas BBQ Hookup

Parking Spaces	4
Parking	Attached Garage, Covered
# of Garages	2

## Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave, Hood Fan, Garage door opener, Washer & Dryer
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

## Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Garden Area, Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	Grand Realty
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