



**GRASSROOTS**  
REALTY GROUP

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**71 Elgin Terrace SE**  
**Calgary, Alberta**

**MLS # A2224867**



**\$738,800**

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,088 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	N/A		

Welcome to 71 Elgin Terrace SE — a beautifully updated, air-conditioned home offering nearly 3,000 sq. ft. of finished living space on a quiet, private street with no front or rear neighbours and a park just steps away. This 4-bedroom, 3.5-bathroom home features 9’ ceilings, luxury vinyl plank flooring, and a bright, open-concept main floor with quartz countertops, extended cabinets, a large island, and 2024 LG stainless steel appliances. The upper level includes a bonus room, 3 spacious bedrooms (2 with walk-in closets), and a spa-style ensuite with soaker tub and glass/tile shower with body jets. The fully developed basement adds a 4th bedroom, full bathroom, home theatre space, and a private flex room for an office, hobby room, or study — all with large windows that bring in great natural light. Wired for sound inside and out, with data hardwiring throughout. Enjoy the oversized double garage, full-width deck with privacy fencing, covered sandbox, and fenced backyard with room for extra parking. Recent upgrades include a 2024 high-efficiency furnace, new lighting, paint, blinds, and exterior features. One of the few move-in ready homes in McKenzie Towne over 2,000 sq. ft. with a finished basement and garage — this one stands out. Be sure to view the iGuide floor plans and virtual tour for the full experience.