



GRASSROOTS
REALTY GROUP

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115 Elgin Terrace SE
Calgary, Alberta

MLS # A2232723



\$624,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,562 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Open Floorplan, Pantry		

Inclusions:	Solar Panels
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Tucked away on a quiet street in the heart of McKenzie Towne, this beautifully updated two-storey home blends character, comfort, and opportunity. With three generous bedrooms upstairs and thoughtful upgrades throughout, this is a home designed to grow with you. Step inside to soaring 9-foot ceilings and a bright open-concept main floor anchored by a cozy gas fireplace—perfect for relaxing evenings at home. A front office just off the entryway offers an ideal workspace, while the heart of the home is the inviting kitchen, complete with a central island, corner pantry, and brand new electric stove and dishwasher (2024). Whether you're hosting guests or enjoying a quiet night in, this space delivers functionality and charm. Upstairs, the primary retreat features a large walk-in closet and a stunning ensuite with a deep soaker tub, separate tiled shower, and a spacious vanity. Two additional bedrooms and a full bath—also updated with tile to the ceiling—offer space for family or guests. The basement offers even more room to stretch out with a unfinished rec area perfect for movie nights, hobbies, an elite gym space or a future man cave. Throughout the home you'll notice thoughtful upgrades including new vinyl plank flooring, new carpet (2024), fresh paint, added attic insulation, updated powder room, new shower door, and a brand new roof (2024). Solar panels are already installed to help with energy savings. Outdoors, the massive south-facing backyard is a blank canvas—ideal for gardeners and families. Enjoy coffee on the inviting front porch or soak in the sun in the fully fenced yard with a double detached garage. This is more than a house—it's a space to make your own. With close proximity to parks, ponds, shopping, schools, and quick access to both Stoney and Deerfoot Trail, this McKenzie

Towne gem checks all the boxes.