



GRASSROOTS
REALTY GROUP

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115 Elgin Terrace SE
Calgary, Alberta

MLS # A2232723



\$619,900

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

**** Open House Saturday July 26th 11am-1pm**** Tucked away on a quiet street in the heart of McKenzie Towne, this beautifully updated two-storey home blends character, comfort, and opportunity. 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. 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. Outdoors, the massive south-facing backyard is a blank canvas—ideal for gardeners and families. There is also addtioanl RV parking next to the detached garage. 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.