



GRASSROOTS
REALTY GROUP

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71 Elgin Terrace SE
Calgary, Alberta

MLS # A2239398



\$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.