



GRASSROOTS
REALTY GROUP

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4585 Elgin Avenue SE
Calgary, Alberta

MLS # A2249259



\$504,888

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,123 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street View		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: None

This beautiful fully finished 4-bedroom, 3.5-bath home is perfectly situated on a quiet street in Elgin of McKenzie Towne, just steps from the soccer fields, Dragon Park, and a short walk to the community centre, High Street amenities, and nearby bus routes and schools. The home features a bright, open layout with espresso laminate flooring, a cozy gas fireplace, and designer lighting and paint. The large kitchen is equipped with stainless steel appliances, a centre island, and plenty of cabinet space—perfect for family living and entertaining. The spacious primary bedroom includes a full ensuite, while the finished basement adds a 4th bedroom with its own 3-piece ensuite and a comfortable family room. Large windows and a sunny southeast backyard fill the home with natural light. Outdoors, enjoy a fully fenced yard with a large deck on a 114 ft lot, providing plenty of space for kids, pets, and entertaining, plus a gravel parking pad with room for a future garage. Recent upgrades include: Furnace & hot water tank (Nov 2022) Roof (July 2023) Air conditioning (June 2023) Oven, dishwasher & microwave hood fan (Sept 2023) This move-in ready home combines comfort, upgrades, and an unbeatable location—book your private viewing today!