



GRASSROOTS
REALTY GROUP

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238 Elgin Manor SE
Calgary, Alberta

MLS # A2261156



\$634,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,741 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Garden, Lawn, Low Maintenance Landscaping | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) | | |
| Inclusions: | Electric Vehicle Charger, Solar Panels | | |

Let us introduce you to 238 Elgin Manor, she's on a quiet, tree-lined street where the leaves change with the seasons, kids race bikes down the block, and neighbors still wave hello. Now, add a home that's equal parts cozy retreat and smart investment — and you will be welcomed into Elgin Manor. Inside, you'll find all the things you want but don't always get: a proper dining room for Sunday dinners, a kitchen with a big island (and shiny new fridge + dishwasher), plus a breakfast nook that's perfect for lazy coffee mornings. The living room is anchored by a gas fireplace that practically yells "movie night," while upstairs the primary suite spoils you with a 5-piece ensuite and walk-in closet. Two more bedrooms and another full bath keep everyone happy. The finished basement brings the fun — theatre room, gym/flex area, and a fourth bedroom with its own bath (because yes, guests will want to stay over). Outside, the backyard is BBQ-ready with a natural gas line, and the detached double garage hides some party tricks: a Tesla universal charger and additional solar panels offsetting 93% of your yearly electric consumption. That's right, you can brag that your house makes its own energy. And when you step beyond your front door, McKenzie Towne delivers: splash park, toboggan runs, the "Ruins," Inverness Pond, the Clock Tower, playgrounds, hockey rink — basically, a kid's paradise and an adult's community dream. This isn't just a house. It's the kind of place you'll actually want to come home to. Call your favourite Realtor to show or come by our OPEN HOUSE NEXT SATURDAY OCTOBER 11 from 1-3pm!