



GRASSROOTS
REALTY GROUP

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4358 Elgin Avenue SE
Calgary, Alberta

MLS # A2270982



\$680,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,510 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, French Door, Kitchen Island, Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Hot Tub, TV in Garage, Hoist in Garage

This wonderful 2 Storey home in the heart of McKenzie Towne's Elgin Village offers over 2,000 sq ft of developed space, blending charm, comfort, and practicality. Inside, the main floor features a flexible office/bedroom and a convenient 2-piece bathroom. The thoughtful kitchen layout, with a central island and stainless-steel appliances, transitions into the open-concept dining and living room. The upper level includes three bedrooms, including a primary suite complete with a 4-piece ensuite and a walk-in closet. Relax in the fully developed basement, featuring a generous rec/theatre room, a wet bar, wired architectural surround-sound speakers, a bedroom, and a 3-piece bathroom. The home boasts amenities such as a dedicated laundry room, central air conditioning, a continuous hot water system, and a Kinetico water softener. Enjoy the outdoor space with low-maintenance turf grass, a composite rear deck, and a relaxing hot tub. The oversized 30' x 26' heated and insulated garage features a 9 ft ceiling with additional storage loft, ideal for hobbyists or extra storage needs. The location is perfect for families and professionals, with McKenzie Highlands School nearby, beautiful bike paths and parks, access to McKenzie Towne Centre, and South Health Campus.