



**GRASSROOTS**  
REALTY GROUP

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**4358 Elgin Avenue SE**  
**Calgary, Alberta**

**MLS # A2277732**



**\$650,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, French Door, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Hot Tub, TV in Garage, Hoist in Garage, Work bench, Cabinet

Located in the heart of McKenzie Towne's Elgin Village, this well-maintained two-storey home offers over 2,000 sq ft of fully developed living space and a layout that suits today's lifestyle. The main floor is both welcoming and functional, featuring a dedicated front office or main-floor bedroom, a convenient two-piece bathroom, and an open-concept living area designed for everyday living and entertaining. The kitchen is thoughtfully laid out with a central island, stainless steel appliances, ample cabinetry, and a walk-in pantry, flowing seamlessly into the dining area and bright living room. Upstairs, you will find three bedrooms, including a comfortable primary retreat with a four-piece ensuite and walk-in closet, along with a full main bathroom for the additional bedrooms. The fully developed basement adds exceptional versatility, offering a spacious recreation and theatre room, wet bar, wired surround-sound, a fourth bedroom, and a three-piece bathroom, making it ideal for guests, teens, or movie nights at home. Outside, enjoy a low-maintenance backyard complete with composite deck, artificial turf, and a private hot tub, perfect for relaxing year-round. The oversized heated and insulated detached triple garage (30' x 26') features 9-foot ceilings and a storage loft, providing excellent space for vehicles, hobbies, and additional storage. Additional highlights include central air conditioning, a continuous hot water system, Kinetico water softener, and a dedicated laundry room. Ideally situated within walking distance to McKenzie Highlands School, parks, pathways, and McKenzie Towne Centre, with convenient access to South Health Campus, this home offers a rare combination of space, function, and community living in one of southeast Calgary's most established neighbourhoods.

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