



4358 Elgin Avenue SE
Calgary, Alberta

MLS # A2277732



\$650,000

Division: McKenzie Towne

Type: Residential/House

Style: 2 Storey

Size: 1,510 sq.ft. **Age:** 2006 (20 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: 220 Volt Wiring, Alley Access, Garage Door Opener, Garage Faces Rear, Hea

Lot Size: 0.09 Acre

Lot Feat: Back Lane

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: 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.