



**GRASSROOTS**  
REALTY GROUP

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**4591 Elgin Avenue SE**  
**Calgary, Alberta**

**MLS # A2197895**



**\$488,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Unpaved		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

This charming home offers 4 bedrooms, 2.5 bathrooms, & a partially developed basement, giving you the flexibility to customize additional living space to your needs. The main floor features a spacious foyer, a bright living room with large windows, & an open-concept eat-in kitchen with rich wood cabinetry, stainless steel appliances, & space to add a moveable island for extra prep & storage. A convenient 2-piece bathroom & rear entry to the deck & backyard complete this level. Upstairs, you'll find a massive primary bedroom with a 3-piece ensuite, plus two additional bedrooms & a 4-piece main bathroom. The basement includes a large open area, laundry, storage, & a 4th bedroom with a generous egress window. Enjoy a south-facing, fully fenced backyard bathed in natural light—perfect for gardening or entertaining—featuring a variety of fruit & vegetable plants including an apple tree, raspberry, tomato, squash, pepper, strawberry, onion, & blueberry. The long lot (114 ft) provides ample room for parking or potential garage development. Conveniently located near McKenzie Towne School (K&ndash;4), McKenzie Highlands School (Grades 5&ndash;9), St. Albert the Great School (K&ndash;9), & Joane Cardinal-Schubert High School. Open House: August 16 & 17 from 1:00&ndash;4:00 PM.