

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.