

# \$620,000 - 4436 Elgin Avenue Se, Calgary

MLS® #A2247388

**\$620,000**

3 Bedroom, 4.00 Bathroom, 1,791 sqft  
Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

You don't want to miss the opportunity to own a great piece of real estate in the community of Elgin. Welcome to this charming Avi-built 2 storey in the heart of McKenzie Towne! Offering just under 1800 sq. ft. of well designed living space plus a partially finished basement, this home combines character, comfort, and functionality. Step inside to find 9 foot ceilings, hardwood floors, and a bright, open layout. The main level is perfect for both everyday living and entertaining with a family room anchored by a cozy fireplace, a spacious kitchen, raised breakfast bar, and a sunny eating nook. You will also find a formal dining room with French doors and a dedicated den/office provides flexible space for work or your kids piano lessons. Upstairs, you'll discover three large bedrooms, each with a walk in closet. The primary retreat features a 4 piece ensuite with a soaker tub and separate shower. Bonus convenient upper level laundry makes life easier. The lower level offers great potential with a bedroom and bathroom already drywalled and painted, plus a large rumpus room framed in, a head start on future development. CARPETS, FURNACE, ROOF and HWT were all replaced within the last 2 years!!! Outside, enjoy a landscaped yard with trees and shrubs and your large deck, perfect for relaxing or entertaining. Located on a quiet street close to schools, parks, and all the amenities of McKenzie Towne within walking or a bikes ride, this home offers the best of community living. Don't miss the chance



to make this inviting property your next home!  
Call your favourite realtor today to book a  
showing.

Built in 2005

### **Essential Information**

MLS® #	A2247388
Price	\$620,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,791
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4436 Elgin Avenue Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z4W1

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Off Street

### **Interior**

Interior Features	High Ceilings, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, Storage, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 20th, 2025
Days on Market	14
Zoning	R-G
HOA Fees	227
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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