



4436 Elgin Avenue Calgary Alberta

\$620,000

NO OPEN HOUSE SEPT 6TH..... 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. (id:6769)

3pc Bathroom 9.00 Ft x 4.92 Ft
Office 14.83 Ft x 12.50 Ft
Recreational, Games room 23.92 Ft x 15.00 Ft
Furnace 9.00 Ft x 6.75 Ft
2pc Bathroom 5.00 Ft x 5.00 Ft
Den 9.00 Ft x 9.50 Ft
Dining room 11.92 Ft x 9.83 Ft
Kitchen 11.83 Ft x 7.75 Ft

Living room 13.17 Ft x 14.42 Ft
Office 11.58 Ft x 10.00 Ft
4pc Bathroom 8.83 Ft x 4.92 Ft
4pc Bathroom 8.83 Ft x 8.67 Ft
Bedroom 9.00 Ft x 13.00 Ft
Bedroom 12.00 Ft x 10.17 Ft
Primary Bedroom 15.58 Ft x 12.08 Ft
Other 8.67 Ft x 5.58 Ft

Listing Presented By:



Originally Listed by:
CIR Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca