



4591 Elgin Avenue Calgary Alberta

\$484,000

This home offers 4 bedrooms, 2.5 bathrooms, & a partially developed basement with a rough-in for a 3rd bathroom, 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, Pantry, 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, enjoy a massive primary suite with a 3-piece ensuite, plus two additional bedrooms & a 4-piece bathroom. The basement includes a large open area, Heigh ceiling, laundry, storage, & a 4th bedroom with a generous egress window & rough-in for a 3rd bathroom. 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, bell 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-4), McKenzie Highlands School (Grades 5-9), St. Albert the Great School (K-9), & Joane Cardinal-Schubert High School. Open House Aug-24 from 1:00-4:00 PM. (id:6769)

Bedroom 11.92 Ft x 8.00 Ft
Storage 4.42 Ft x 8.00 Ft
2pc Bathroom 2.67 Ft x 6.67 Ft
Kitchen 17.00 Ft x 14.42 Ft
Living room 13.92 Ft x 14.67 Ft

3pc Bathroom 5.42 Ft x 8.25 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft
Bedroom 8.83 Ft x 10.83 Ft
Bedroom 8.42 Ft x 10.50 Ft
Primary Bedroom 11.17 Ft x 15.75 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.chhabra.ca/>



Real Estate Professionals Inc.

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

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