



## 4715 Elgin Avenue Calgary Alberta

\$650,000

\*Open House Saturday Aug 30th 11am-1pm\* Nestled in the heart of McKenzie Towne's charming Elgin neighborhood, this lovingly maintained two-storey family home radiates warmth and style. With 9-ft ceilings, open-concept living, and gleaming hardwood floors throughout the main level, every corner invites comfort and connection. Step inside to discover a bright foyer that leads to a welcoming main-floor office, perfect for remote work or quiet study. The spacious living area, centered around a cozy gas fireplace, flows effortlessly into a well-appointed kitchen featuring granite counters, a generous island, maple cabinetry, stainless steel appliances, and a corner pantry, everything a growing family needs. The adjacent dining nook opens through French doors onto a landscaped backyard with a deck, patio, and lush lawn - an ideal setting for morning coffee, outdoor dinners, or for the kids to play. Upstairs you'll find three spacious bedrooms, a full bathroom, and a primary suite that is sure to impress - large enough for a king bed and a full ensuite bathroom plus a large walk-in closet. Downstairs, a fully developed basement offers flexible family-friendly space, including a fourth bedroom, additional full bathroom, a roomy rec room, and ample storage. Recent upgrades over the past three years include a new dishwasher (2024), oven (2023), washer & dryer set (2023), upgraded furnace components and tune-up (2024), new patio doors & window treatments (2024), refreshed front and back landscaping (2025), and a newer oversized double garage with 9' walls, upgraded 220V wiring, and full insulation (2023) backing onto a paved alley. Other modern comforts include central air conditioning and on-demand hot water. All of this is complemented by a vibrant, family-friendly community: walking distance to local schools (public and Catholic), playgrounds, parks, and the renowned High Stre...

Bedroom 12.50 Ft x 10.42 Ft

4pc Bathroom 4.92 Ft x 11.67 Ft

Laundry room 8.92 Ft x 11.83 Ft

Recreational, Games room 19.50 Ft x 17.17 Ft

Furnace 11.33 Ft x 6.42 Ft

2pc Bathroom 5.33 Ft x 4.67 Ft

Kitchen 12.92 Ft x 11.50 Ft

Living room 13.00 Ft x 13.42 Ft

Office 9.08 Ft x 13.00 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

4pc Bathroom 9.00 Ft x 10.33 Ft

Bedroom 10.75 Ft x 10.33 Ft

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Dining room 7.33 Ft x 11.50 Ft

Foyer 5.75 Ft x 10.33 Ft

Bedroom 10.75 Ft x 14.33 Ft

Primary Bedroom 12.00 Ft x 14.17 Ft