

# \$650,000 - 4715 Elgin Avenue Se, Calgary

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MLS® #A2252276

**\$650,000**

4 Bedroom, 4.00 Bathroom, 1,532 sqft

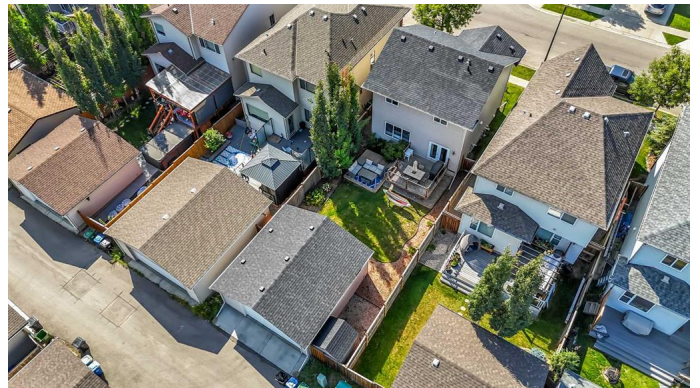
Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

\*Open House Saturday Sept 6th 10am-12pm and Sunday Sept 7th 1pm-3pm\* 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 Street shopping district, brimming with restaurants and everyday conveniences.

This is the perfect family home: move in, connect, and build a lifetime of memories.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252276    |
| Price          | \$650,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,532       |
| Acres          | 0.09        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 4715 Elgin Avenue Se |
| Subdivision | McKenzie Towne       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Z 0G2              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan                                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Instant Hot Water |
| Heating           | Forced Air, Natural Gas                                                                                                                   |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                            |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 8                 |
| Zoning         | R-G               |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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