

\$725,000 - 4746 Elgin Avenue Se, Calgary

MLS® #A2260372

\$725,000

3 Bedroom, 3.00 Bathroom, 2,119 sqft

Single Family on 0.11 Acres

McKenzie Towne, Calgary, Alberta

3 BEDROOMS | 2 1/2 BATHROOMS |
2-STOREY | 2,118 SQFT | HEATED
DOUBLE ATTACHED GARAGE | LUXURY
UPGRADES | BACKING ONTO PARK |

Welcome to this inviting 2-storey home in Elgin, offering 2,118 sqft of stylish living space with 3 bedrooms, 2.5 bathrooms, and a backyard perfect for entertaining. Ideally situated on a quiet street backing onto a park with no neighbours behind, this home delivers comfort, quality, and privacy. As you enter the home, you will be impressed with the spacious foyer with room for a bench and coat closet. The main level features hardwood flooring though out, an open layout living area, and large windows allowing an abundance of light into the space. The spacious living room with feature gas fireplace is the perfect area to gather as a family. The open central kitchen with granite countertops, matching appliances including a gas range, and island with seating is the perfect place to entertain. Just off the kitchen, you will enjoy the large 13'x5' walkthrough pantry allowing you to bring your groceries in with ease from the garage. The adjacent dining area opens onto the beautifully landscaped backyard complete with an upgraded exposed aggregate patio and step, a newer hot tub, fire pit and a custom-built shed, making it a dream outdoor space for relaxing or hosting. Especially with a park behind for the kids to play in! Upstairs, you'll find a bright bonus room and a generous primary suite with a large walk-in closet and



spa-inspired 5-piece ensuite with dual vanity, soaker tub, and separate shower. Two additional bedrooms with large closets, a full 4-piece bath, and laundry room complete this level. Additional upgrades include a new high-efficiency Lennox A/C unit (2023), exposed aggregate front steps, and a heated double attached garage. The basement is unfinished, offering great potential for future development, or to use for storage. Located within walking distance to schools, parks, shopping, and amenities, and with excellent access to major routes, this home is perfect for a growing family. Book your showing today! (id:6289)

Built in 2010

Essential Information

Listing #	A2260372
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,119
Acres	0.11
Year Built	2010
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4746 Elgin Avenue Se
Subdivision	McKenzie Towne
City	Calgary
Province	Alberta
Postal Code	T2Z0M6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No neighbours behind, No Animal Home, No Smoking Home

Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX First



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