

# \$474,900 - 4591 Elgin Avenue Se, Calgary

MLS® #A2197895

**\$474,900**

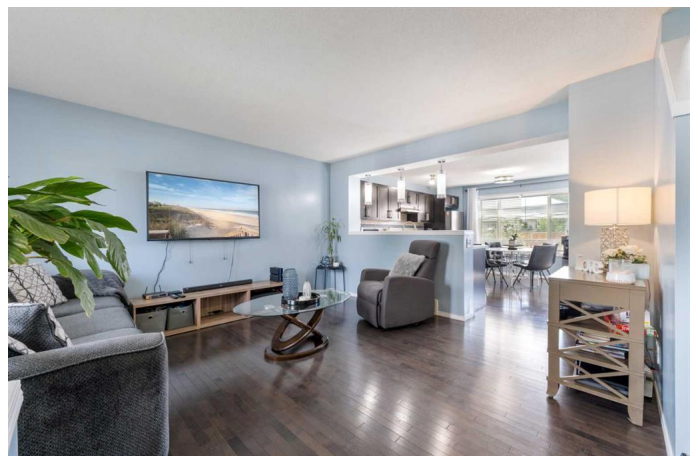
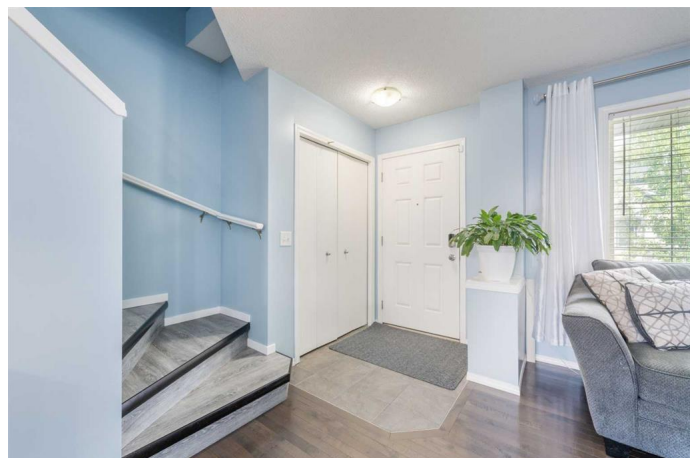
4 Bedroom, 3.00 Bathroom, 1,137 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

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, High 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.

Built in 2007



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2197895               |
| Price          | \$474,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,137                  |
| Acres          | 0.06                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 2 Storey |
| Status         | Active                 |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4591 Elgin Avenue Se |
| Subdivision | McKenzie Towne       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Z0G1               |

## Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Playground           |
| Parking Spaces | 2                    |
| Parking        | Parking Pad, Unpaved |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Refrigerator, Range Hood, Washer     |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | Central Air                                             |
| Has Basement      | Yes                                                     |
| Basement          | Full, Partially Finished                                |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard                                                      |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Low Maintenance |

|              |                              |
|--------------|------------------------------|
|              | Landscape, Landscaped, Level |
| Roof         | Asphalt Shingle              |
| Construction | Vinyl Siding, Wood Frame     |
| Foundation   | Poured Concrete              |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 59                |
| Zoning         | R-2               |
| HOA Fees       | 226               |
| HOA Fees Freq. | ANN               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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