

\$620,000 - 4436 Elgin Avenue Se, Calgary

MLS® #A2247388

\$620,000

3 Bedroom, 4.00 Bathroom, 1,791 sqft
Residential on 0.93 Acres

McKenzie Towne, Calgary, Alberta

You donâ€™t want to miss the opportunity to own a great piece of real estate in the community of Elgin. Welcome to this charming Avi-built 2 storey in the heart of McKenzie Towne! Offering just under 1800 sq. ft. of well designed living space plus a partially finished basement, this home combines character, comfort, and functionality. Step inside to find 9 foot ceilings, hardwood floors, and a bright, open layout. The main level is perfect for both everyday living and entertaining with a family room anchored by a cozy fireplace, a spacious kitchen, raised breakfast bar, and a sunny eating nook. You will also find a formal dining room with French doors and a dedicated den/office provides flexible space for work or your kids piano lessons. Upstairs, youâ€™ll discover three large bedrooms, each with a walk in closet. The primary retreat features a 4 piece ensuite with a soaker tub and separate shower. Bonus convenient upper level laundry makes life easier. The lower level offers great potential with a bedroom and bathroom already drywalled and painted, plus a large rumpus room framed in, a head start on future development. Outside, enjoy a landscaped yard with trees and shrubs and your large deck, perfect for relaxing or entertaining. Located on a quiet street close to schools, parks, and all the amenities of McKenzie Towne within walking or a bikes ride, this home offers the best of community living. Donâ€™t miss the chance to make this inviting property your next home! Call your favourite



realtor today to book a showing.

Built in 2005

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2247388 |
| Price | \$620,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,791 |
| Acres | 0.93 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 4436 Elgin Avenue Se |
| Subdivision | McKenzie Towne |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z4W1 |

Amenities

| | |
|----------------|--------------------------|
| Amenities | Other |
| Parking Spaces | 1 |
| Parking | Alley Access, Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Pantry, Storage |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|--------------------------|
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard, Storage, Rain Barrel/Cistern(s) |
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 20th, 2025 |
| Days on Market | 1 |
| Zoning | R-G |
| HOA Fees | 227 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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