

4715 Elgin Avenue SE
Calgary, Alberta

MLS # A2252276



\$650,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,532 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

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.