

4591 Elgin Avenue SE
Calgary, Alberta

MLS # A2197895



\$488,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,137 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Unpaved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low M		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Laminate		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full, Partially Finished		LLD: -
Exterior:	Vinyl Siding, Wood Frame		Zoning: R-2
Foundation:	Poured Concrete		Utilities: -
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	N/A		

This charming home offers 4 bedrooms, 2.5 bathrooms, & a partially developed basement, 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, 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, you’ll find a massive primary bedroom with a 3-piece ensuite, plus two additional bedrooms & a 4-piece main bathroom. The basement includes a large open area, laundry, storage, & a 4th bedroom with a generous egress window. 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, 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: August 16 & 17 from 1:00–4:00 PM.