

# \$599,000 - 5006 Elgin Avenue Se, Calgary

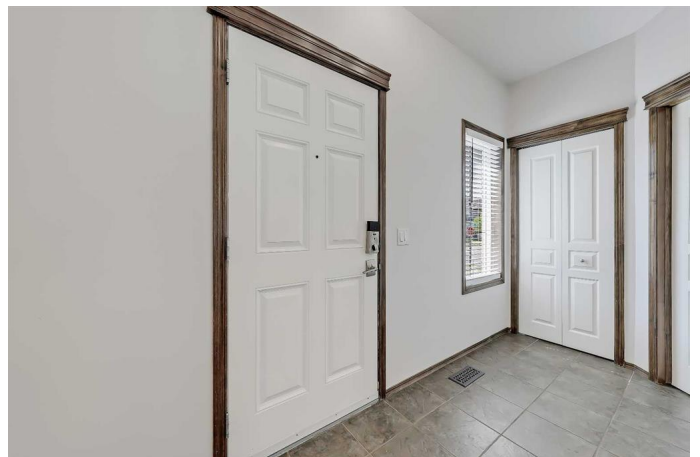
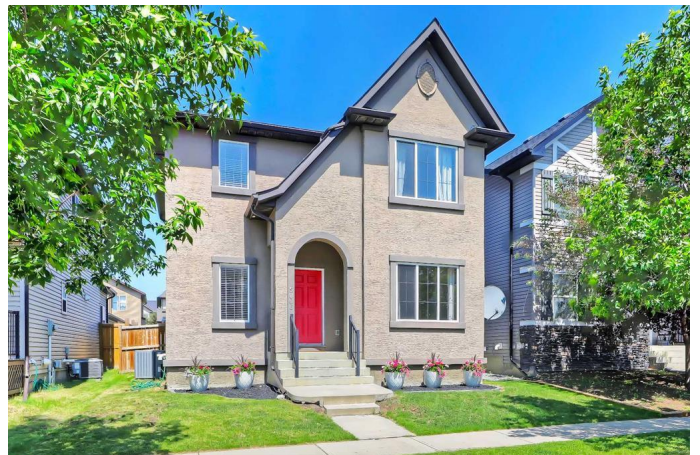
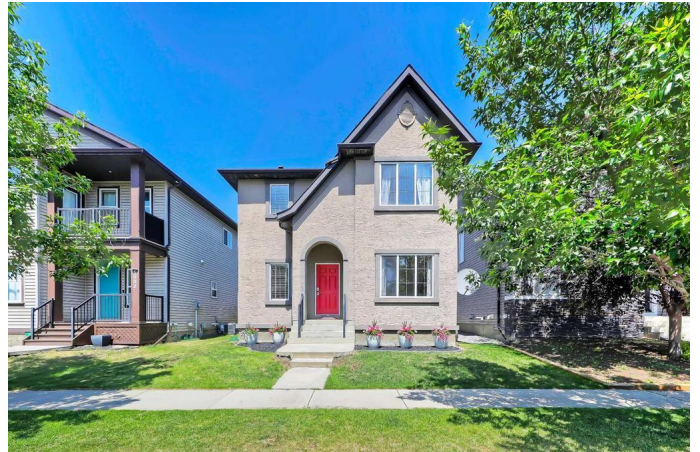
MLS® #A2232027

**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,720 sqft  
Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\*** This well-maintained 3-bed, 2.5-bath detached home in the vibrant, award-winning, and family-friendly community of McKenzie Towne offers over 1,700 sq ft of thoughtfully designed living space above grade. The main floor welcomes you with a spacious ceramic-tiled foyer that opens into a bright front living room featuring rich hardwood flooring and an oversized South-facing window that fills the space with natural light throughout the day. At the centre of it all, the well-appointed kitchen balances form and function with stainless steel appliances, a gas stove, a garburator, a kitchen island with bar seating, and abundant cabinetry, including a walk-in corner pantry. Off the kitchen, a sunlit dining area opens to the backyard through sliding glass doors, while a second spacious living room with a corner fireplace invites quiet evenings and lively gatherings. A convenient 2-piece powder room and a dedicated laundry room with a side-by-side washer and dryer, folding counter, and storage shelving complete the main floor. Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a primary suite with a custom walk-in closet by California Closets and a private 4-piece ensuite. The two additional bedrooms are generously sized—one with its own walk-in closet—and share a full 4-piece bathroom with tile flooring and a vanity with storage. The unfinished basement offers a



blank slate for future development with a plumbing stack already in place for a future bathroom. Whether you envision a home gym, rec room, or guest suite, there's plenty of room to grow. Outside, the fully fenced backyard is well-maintained and perfect for children, pets, or outdoor entertaining. The yard has been professionally cared for by Green Drop Lawns, and the 10-year-old fence is in excellent condition. A double gravel parking pad at the rear offers off-street parking and the potential to build a garage, while ample street parking out front adds further convenience. Additional updates include fresh paint, updated light fixtures, new window coverings (on most windows), central A/C for year-round comfort, a new roof, and a new hot water tank, so you can move in with peace of mind. Located just a 5-minute walk to Inverness Pond and its beautiful pathways, and only 15 minutes on foot to McKenzie Towne Centre with Sobeys, caf  s, restaurants, and everyday amenities. The South Health Campus is also just a short drive away, and commuters will love the quick access to Deerfoot Trail, Stoney Trail, and public transit. Don't miss your chance to call this beautiful home yours  book your private showing today!

Built in 2007

### **Essential Information**

MLS�� #	A2232027
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,720
Acres	0.09
Year Built	2007

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5006 Elgin Avenue Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0M6

### Amenities

Amenities	Recreation Facilities, Clubhouse
Parking Spaces	2
Parking	Off Street, Parking Pad, Gravel Driveway, See Remarks

### Interior

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Asphalt
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	22
Zoning	DC (pre 1P2007)
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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