

# \$588,000 - 4436 Elgin Avenue Se, Calgary

MLS® #A2247388

**\$588,000**

3 Bedroom, 4.00 Bathroom, 1,791 sqft  
Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

NO OPEN HOUSE SEPT 6TH!.. You don'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, you'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. CARPETS, FURNACE, ROOF and HWT were all replaced within the last 2 years!!! 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. Don'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          | \$588,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,791       |
| Acres          | 0.09        |
| 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 | 2                        |
| 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, Rain Barrel/Cistern(s), Storage |
| Lot Description   | Back Lane, Back Yard                                        |
| Roof              | Asphalt Shingle                                             |
| Construction      | Stucco                                                      |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 65                |
| Zoning         | R-G               |
| HOA Fees       | 227               |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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