

\$595,000 - 4436 Elgin Avenue Se, Calgary

MLS® #A2247388

\$595,000

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	\$595,000
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	30
Zoning	R-G
HOA Fees	227
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.