



GRASSROOTS
REALTY GROUP

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27 Elgin Terrace SE
Calgary, Alberta

MLS # A2304367



\$689,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,038 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island		

Inclusions: N/A

OPEN HOUSE | Saturday June 13th 3:00-5:00pm | Small Town living in McKenzie Towne in Elgin Village ~ Step into this spacious and thoughtfully designed Homes by Avi "Rowland floor plan", proudly offered by its original owners who have clearly maintained it with care throughout the years. The welcoming front entry opens into a versatile bonus space—perfect for a home office or flex room—before flowing into the heart of the home. With 9-foot ceilings and rich hardwood floors, the main level feels bright and expansive, while a stylish barn door offers separation without sacrificing openness. The living room centers around a cozy gas fireplace, and large windows flood the open-concept living, dining, and kitchen area with natural light. The kitchen is both functional and inviting, complete with a pantry for added storage. Outdoor living includes a spacious and private fully fenced yard with a massive deck and concrete patio—ideal for entertaining—leading to a detached double garage. The professionally developed basement (2019) continues the home’s spacious feel with 9-foot ceilings, durable vinyl flooring, and a striking electric fireplace with a stone mantle. A flexible side room with a barn door and window offers excellent potential as a playroom, office, or even a future bedroom. A full bathroom completes the lower level. Upper level of the home greets you with an additional flex space bonus room with access to a private second-floor balcony—perfect for enjoying fresh air and quiet moments. This upper level also features three bedrooms, including a comfortable primary retreat with a walk-in closet and 4-piece ensuite. Recent updates like fresh paint, a new furnace (2025), and hot water tank (2022) provide added peace of mind. Located in the vibrant community of McKenzie Towne, residents enjoy a

charming small-town feel with excellent walkability, nearby schools, parks, playgrounds, nature pathways around Inverness pond, shops, and dining, along with easy access to major roadways for commuting. Come and see what a fully complete home in Elgin can offer in McKenzie Towne.