



**43 Elgin View SE
Calgary, Alberta**

MLS # A2304846



\$694,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,754 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: Shed, Fire Pit, Garage Heater

This is not your average Mckenzie home. Situated on a quiet street, this property boasts fantastic curb appeal and clearly reflects pride of ownership throughout. Step inside to find a thoughtfully renovated interior, making this home truly move-in ready for its next owners. The bright and functional layout provides plenty of space for both everyday living and entertaining. The brand-new, fully developed basement significantly expands your living space and lifestyle possibilities, featuring a generous recreation area along with an additional bedroom and full bathroom—perfect for guests, a home office, or growing families. Outside, the well-curated backyard offers a private and relaxing retreat, ideal for enjoying summer evenings or hosting gatherings. The oversized garage is a standout feature, complete with a heater—perfect for hobbyists, extra storage, or creating your own workshop or man cave. **SOME NOTABLE UPGRADES INCLUDE RUBBER ROOFING, 220V SERVICE HEATED GARAGE (60amp), UNDERGROUND SPRINKLER, TILED DECK WITH COVERED PERGOLA, WATER FILTRATION & SOFTENER, RADON HOOKUP AND MUCH MORE.** Conveniently located near public transit, shopping, walking paths, and schools, this home offers both comfort and accessibility. McKenzie Towne is a well-established, family-friendly community, making it one of Calgary’s most desirable places to call home. Don’t miss your chance to own this exceptional property.