



GRASSROOTS

REALTY GROUP

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**4432 Elgin Avenue SE
Calgary, Alberta**

MLS # A2308369



\$570,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,774 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to McKenzie Towne, one of Calgary's most family (and pet)-friendly communities, where charm, convenience, and community come together. With a south-facing front yard and a huge front foyer, this home greets you with warmth the moment you walk in. The bright, open main floor features 9' ceilings and a spacious living room anchored by a cozy corner fireplace (recently serviced - Apr '26) - perfect for relaxing evenings. The large kitchen is designed for both everyday living and entertaining, offering ample counter and cabinet space, a corner pantry, and updated appliances (Microwave Oct '25, Fridge May '18, Dishwasher May '18,). The sun-filled dining area is ideal for gathering with family and friends, while main floor laundry and a 2-piece bath add everyday convenience. Upstairs, you'll find 3 bedrooms and 2 full bathrooms, including a rare 5-piece ensuite and a generous primary retreat with access to a charming private Juliet balcony - a perfect spot for your morning coffee or evening unwind. Two additional bedrooms provide great space for family, guests, or a home office. The undeveloped basement is roughed-in for a bathroom and offering excellent potential to grow with your needs. Enjoy year-round comfort with central A/C (serviced & tuned up Oct '25) and added peace of mind with a new roof (Oct '25) - it's roughed-in for central vac w/ under sweep panel, too! Step outside to your fully fenced backyard, complete with a large deck with built-in seating and a gas line for BBQ - made for summer evenings and entertaining. There's also ample room to build a large garage (subject to city approval/permits). Located walking distance to Inverness Pond, and just minutes from High Street and 130th Ave amenities, with

easy access to Stoney and Deerfoot Trail, this home is surrounded by parks, schools, and pathways offering flexibility that fits your lifestyle. This is a place you'll truly love to call home.