



28 Elgin View SE
Calgary, Alberta

MLS # A2315678



\$659,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,046 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)

Inclusions: Bonus Room Fireplace Unit, Living Room Mirror, Portable A/C Unit

****Open House - Sunday July 5, 1:00 pm - 3:00 pm**** Welcome to 28 Elgin View SE, a beautifully maintained two-storey home located in the sought-after community of Elgin Village in McKenzie Towne. Offering over three levels of functional living space, this home features 4 bedrooms, 2.5 bathrooms, a spacious bonus room, a partially finished basement, and an oversized double detached garage. The bright and inviting main floor showcases a thoughtfully designed open-concept layout with rich hardwood flooring throughout the living and family rooms. The updated kitchen is both stylish and functional, complete with extended cabinetry, a centre island with breakfast bar, corner pantry, and a full appliance package including a new dishwasher. New recessed lighting in both the family room and front living/dining area adds a fresh, modern feel and enhances the natural light throughout the space. A convenient 2-piece bathroom and laundry area with new washer and dryer complete the main level. Upstairs, the spacious primary retreat offers a walk-in closet and private 4-piece ensuite. Two additional generously sized bedrooms, another full 4-piece bathroom, and a versatile bonus room provide the perfect setup for growing families or those needing extra living space. Freshly updated with new paint and carpet, this move-in ready home also features a partially finished basement with a fourth bedroom, an additional flex room ideal for a home office, gym, or playroom, a bathroom rough-in, and plenty of storage space. Step outside to enjoy the bright north-facing backyard, complete with a new deck and railing — perfect for summer entertaining and relaxing evenings outdoors. The oversized double detached garage offers ample room for parking and storage. Ideally located just steps from a park and playground and only minutes from schools, shopping,

restaurants, and everyday amenities, this exceptional home combines comfort, style, and convenience in one of McKenzie Towne's most desirable communities. Book your private showing today!