



GRASSROOTS
REALTY GROUP

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4728 Elgin Avenue SE
Calgary, Alberta

MLS # A2339904



\$695,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,885 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating: Fireplace(s), Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: none

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Privacy, space, and a rare park-side setting come together in this beautifully maintained 3+1 bedroom home, offering over 2,500 sq. ft. of finished living space with no neighbours directly behind. Backing onto expansive green space and sports fields, the property enjoys an open outlook and a sense of separation that can be hard to find in the city. Inside, the bright and open main floor features 9-foot ceilings and a spacious living room anchored by a striking stone-faced fireplace. The thoughtfully designed kitchen offers white counters, a large island with seating, stainless steel appliances (including a brand-new dishwasher), a walk-in pantry, and abundant cabinetry. The adjoining dining area overlooks the backyard and uninterrupted green space beyond. Upstairs, a generous bonus room provides flexible additional living space for a home office, media room, lounge, or whatever best suits your lifestyle. The spacious primary retreat features a walk-in closet and private 5-piece ensuite with dual vanities, a soaker tub, and a separate shower. Two additional bedrooms, a full 4-piece bathroom, and convenient upper-floor laundry complete this level. The fully developed basement adds even more usable living space, with a large family or media room, fourth bedroom, and another full bathroom—ideal for guests, older children, a home gym, or a private work-from-home setup. Outside is where this property truly distinguishes itself. The large deck creates an inviting outdoor living space for dining, entertaining, or simply unwinding at the end of the day. A gas BBQ hookup makes summer hosting easy, while the absence of neighbours directly behind adds welcome privacy and an open, spacious feel. Step through the back gate and you're directly connected to the park, fields, pathways, and green space beyond. Central air conditioning keeps the home comfortable through Calgary's

warmer months, while additional features include a central vacuum system and an attached front double garage. Located in established McKenzie Towne, you'll enjoy tree-lined streets, parks and pathways, along with the shops, cafés, restaurants, fitness studios, and everyday conveniences of the High Street district. Schools, transit, South Trail Crossing, Seton, and South Health Campus are all within easy reach. With a fully developed basement, central air conditioning, expansive outdoor living space, and a private park-backing location with no neighbours behind, this home offers a combination of comfort, space, and setting that's difficult to replicate. Welcome home!