



GRASSROOTS
REALTY GROUP

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249 Elgin Manor SE
Calgary, Alberta

MLS # A2343734



\$649,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,766 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rd		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

4 BEDROOMS | 3.5 BATHROOMS | FINISHED BASEMENT | OVER 2,600 TOTAL SQ. FT. | DOUBLE DETACHED GARAGE | MOVE-IN READY | EXTENSIVELY UPDATED Welcome to this beautifully maintained, move-in ready family home in the highly desirable community of McKenzie Towne—one of Southeast Calgary's most sought-after neighbourhoods. Thoughtfully updated for today's lifestyle, this home offers peace of mind with NEW luxury vinyl plank flooring (2026), NEW carpet on the upper level (2026), fresh paint throughout (2026), a NEW hot water tank (2025), and a NEW roof (2024). The furnace was also recently serviced (June 2026), adding even more comfort and confidence for the next owners. Step inside to a spacious foyer that welcomes you into a bright and functional open-concept main floor. The well-appointed kitchen is the heart of the home, featuring rich cabinetry, a large centre island, a walk-in pantry, and a generous dining area overlooking the backyard. The inviting living room is the perfect place to relax, complete with a cozy fireplace. Just off the foyer, you'll find a spacious office that's perfect for working from home. This versatile room can also serve as a formal dining room, children's playroom, or flexible living space to suit your family's needs. Upstairs features three spacious bedrooms, including a generous primary retreat with a walk-in closet and a 4-piece ensuite complete with a soaker tub. Two additional large bedrooms and a full bathroom complete the upper level, all enhanced by brand-new carpet throughout. The fully finished basement expands your living space with a spacious recreation room, a fourth bedroom, a full bathroom, and freshly cleaned carpets (June 2026). This versatile lower level is perfect for guests, older children, extended family, or anyone seeking additional privacy and comfort. Step

outside to your own private backyard oasis. The fully fenced yard features a patio, brand-new sod, and a gas line for your BBQ, making it ideal for summer entertaining. A newly poured concrete pad offers versatile space for additional vehicle parking, a utility trailer, or a small RV. Completing the backyard is a double detached garage with a convenient rear man door, while the paved back alley provides easy everyday access. McKenzie Towne is known for its exceptional walkability, beautiful parks, convenient shopping, established schools, a welcoming family-friendly atmosphere, and a community splash park that kids love. With all the major updates already completed, this move-in ready home offers the perfect blend of comfort, style, and convenience—simply unpack and start making memories!