



GRASSROOTS
REALTY GROUP

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108 Elgin Manor SE
Calgary, Alberta

MLS # A2344569



\$635,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,001 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Garden, Low Maintenance Landscape, Pa		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Main floor TV bracket and Lower level TV bracket

Located on arguably the nicest corner Elgin has to offer, zoned R1N and carriage house capabilities, this well-kept four-level split sits on a generous corner lot directly across from a playground! Entering the home, hardwood floors lead into your living room, dining room, and open kitchen combination, allowing for seamless entertaining and a great family space. The unique floor plan allows tall, south-facing windows to pour natural light into the front of the home, amplifying the vaulted ceiling. The kitchen has been updated with quartz countertops, refreshed cabinets, and a modern backsplash, while also featuring a pantry. Upstairs holds two bedrooms, an open second living space/office that could easily be converted to a third bedroom, and a four-piece bathroom with direct access to the primary bedroom. Heading to the third level, you're spoiled with a huge family room, a third bedroom/office, a wet bar/potential kitchen, a three-piece bathroom, and a walk-up basement to the backyard! The fourth level holds another large space that would be perfect for a gym, playroom, fourth/fifth bedroom, or games room! The basement includes a utility/storage room, a laundry room (2022), a newer hot water tank (2023), and a garage roof updated in 2019. The backyard is expansive, benefiting from the corner lot and offering a huge deck, trailer parking, a concrete pad, and a freshly stained fence. With a desirable footprint of the main home at just under 1,100 sq.ft above grade—yet offering a total living space of over 2,200 sq ft—the generous lot allows for options like an extra-large carriage house up to 22'x33' as per city setbacks and allowances. The existing 22'x22' garage provides additional storage and easily fits your family's SUV and truck during the cold winters. Homes like this rarely come available, and the

opportunities with this property are endless!