# \$718,000 - 71 Elgin Terrace Se, Calgary

MLS® #A2239398

## \$718,000

4 Bedroom, 4.00 Bathroom, 2,088 sqft Residential on 0.10 Acres

McKenzie Towne, Calgary, Alberta

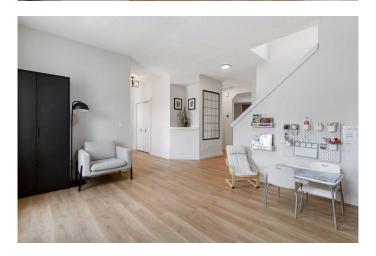
Welcome to 71 Elgin Terrace SE – a spacious, well-maintained family home offering over 3,000 sq ft of developed living space and central A/C, on an oversized pie lot with room for a full sized recreational camper, RV, extra parking or to expand the existing double detached Garage. RPR available for review. Recent updates include a new furnace, new garage roof, quartz counters, all-new appliances (fridge, stove, dishwasher, washer, dryer), vinyl plank floors, carpeting and tile all 2022, plus upgraded lighting/hardware and plumbing throughout. Located just a few houses down from the park on a quiet terrace street.

The upper level features 3 generous bedrooms, plus a large bonus room with double doors and a private balcony, perfect as a second living room or easily converted into a 4th upstairs bedroom. The primary suite includes a walk-in closet and full ensuite, with another full bathroom and linen closet completing the upstairs.

On the main floor is a bright and open kitchen with corner pantry and slab-style eat-up island, connected to the spacious living and dining areas â€" great for entertaining. At the front of the home is a versatile flex room area that can serve as a formal dining room, home office, or play space. A powder room and laundry area (with new stainless machines, added cabinets, venting window and tile floors), are centrally







located, and the home has both a full front foyer with closet, AND rear mud-room exit with bult-ins and rough-in security panel.

The fully developed basement offers a spacious rec room, full bedroom with egress window, full bathroom with second soaker and roughed-in floor heat plus excellent storage â€" including space under the stairs and shelving in the utility room. There's also a finished flex room space ideal for a theatre room, gaming area, home gym, or hobby room. All areas have lots of pre-wiring for data, media/theatre and hobby use.

The fenced backyard offers room to play, relax, or expand your outdoor living space. Situated in sought-after McKenzie Towne, close to schools, parks, shopping, and amenities.

One of the few move-in ready homes in McKenzie Towne over 2,000 sq. ft. with a finished basement and oversized double garage â€" this home stands out. Be sure to view the iGuide floor plans and virtual tour for the full experience.

Built in 2007

#### **Essential Information**

MLS® # A2239398
Price \$718,000
Bedrooms 4

Bathrooms 4.00 Full Baths 3

Half Baths 1

Square Footage 2,088
Acres 0.10
Year Built 2007

Type Residential

Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 71 Elgin Terrace Se Subdivision McKenzie Towne

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 0H6

#### **Amenities**

Amenities Clubhouse

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High

Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Stone Counters, Storage, Vinyl

Windows, Walk-In Closet(s), Wired for Sound, Wired for Data

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Microwave Hood Fan, Range, Refrigerator, Washer

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Garden, Private Yard, Dog Run

Lot Description Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped,

Level, No Neighbours Behind, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 16th, 2025

Days on Market 39

Zoning R-G

HOA Fees 227

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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