

**71 Elgin Terrace SE**  
**Calgary, Alberta**

**MLS # A2224867**



**\$738,800**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,088 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level,		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 Data, Wired for Sound		

**Inclusions:** N/A

71 Elgin Terrace SE - 2988 total square feet of air conditioned, upgraded, beautifully maintained living space, located on a quiet private street in exclusive Elgin/Inverness - no through traffic, no facing or rear neighbours visible from the property, and a park just a half block away. This unique 2088 square foot, 3 bedroom 2.5 bathroom layout includes thoughtfully developed 900 square foot basement, with 4th bedroom and 3rd full bathroom (more lifestyle rooms listed later) a double detached oversized garage, a full width deck with privacy fencing, covered sandbox, room for BBQ and seating, perennial landscaping, fully fenced yard with room for extra parking, AND has so many upgrades from the past few years, there is a supplement sheet available by request. The main structure includes 9' main floor ceilings, added height in the basement, theatre and sound wiring inside and out, extra windows throughout, lots of hard-wiring for data, roughed in basement bath floor heat, a front upper level balcony, and can accommodate up to a 6 bedroom capacity if desired. Click the detailed iGuide Floor Plans and Virtual Tour tab allow no area to be missed. LAYOUT and FINISH: The Main Floor has 2022 installed luxury vinyl plank from the entry Foyer, through front Family Room, hall, L-shaped Kitchen, open Living, Dining, rear Mud Room exit and half Bath, plus new tile in the Laundry. Enjoy contemporary quartz counters, recently installed including the large slab island, plus taller upper cabinets and corner pantry for storage, 2025 LG stainless appliances, and in the Laundry, black stainless Electrolux front load washer and dryer, with added cabinets over, and a venting window. Upscale cream carpets enhance the upper rooms: from the front-facing Bonus Room that can be enclosed, the adult-capacity Primary with walk-in Closet, second Bedroom, hallway, 5' Linen closet,

and down to the third Bedroom, which further includes a walk-in Closet (protected from latching, for safety). The upper also offers a 5 piece Ensuite for the Primary, including a 2 sides glass and tile shower with body jets and pull-down fixture, soaker tub, large window and decor shelving, while the second full Bathroom has a tub/shower unit, and all full Bathrooms have convenient Medicine cabinets. The basement level is incredibly space effective, with an enclosed Games/Hobby or private Study/Library room, in addition to spaces for a home Office and Theatre/Media recreation. The furnace is brand new, high efficient 2025 installation, and 2023 saw all trims re-painted in contemporary black, exterior lighting and weatherproof plugs installed, some semi-sheer blinds, most of the lighting, plumbing, mirrors, and decor elements, were redesigned and updated. There IS more, to be seen in person - don't miss one of the only 3 homes above 2000 square feet available in sought-after McKenzie Towne AND with the developed basement and Garage, it is move-in ready. Contact your agent or we can assist with arranging showings.