

**4390 Elgin Avenue SE**  
**Calgary, Alberta**

**MLS # A2200947**



**\$714,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,735 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub		

**Inclusions:** N/A

Step into 4390 Elgin Avenue SE — a standout home with designer touches throughout in the heart of McKenzie Towne. The bright front living room features a cozy gas fireplace with a granite surround, setting the tone for comfort and style. The central kitchen is a showstopper with white cabinetry, waterfall quartz countertops, and stainless steel appliances. A spacious dining area flows seamlessly to the backyard, and the convenience of main-floor laundry adds to the functionality. Upstairs, you’ll find a generous primary retreat with a walk-in closet and private ensuite, plus two additional bedrooms and a full bath. Outside, enjoy the incredible two-tier deck with a pergola, complete with privacy screens and covered space for your smoker or BBQ — built for relaxing and entertaining. The fully fenced yard and oversized double garage complete the setup. A charming front veranda adds the perfect finishing touch, all just steps from parks, schools, and local amenities.