

# \$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 – now is your chance, as this home won't be available soon! Don't miss this beautifully updated, air-conditioned home offering nearly 3,000 sq. ft. of finished living space on a quiet, private street with no front or rear neighbours and a park just steps away.

This 4-bedroom, 3.5-bathroom home features 9'™ ceilings, luxury vinyl plank flooring, and a bright, open-concept main floor with quartz countertops, extended cabinets, a large island, and 2024 LG stainless steel appliances. The upper level includes a bonus room, 3 spacious bedrooms (2 with walk-in closets), and a spa-style ensuite with soaker tub and glass/tile shower with body jets.

The fully developed basement adds a 4th bedroom, full bathroom, home theatre space, and a private flex room for an office, hobby room, or study – all with large windows that bring in great natural light. Wired for sound inside and out, with data hardwiring throughout.

Enjoy the oversized double garage, full-width deck with privacy fencing, covered sandbox, and fenced backyard with room for extra parking. Recent upgrades include a 2024 high-efficiency furnace, new lighting, paint, blinds, and exterior features.

One of the few move-in ready homes in



McKenzie Towne over 2,000 sq. ft. with a finished basement and garage – this one 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, 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, French Door, Wired for Sound |
| 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, Dog Run, Garden, Private Yard                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, No Neighbours Behind, Private, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                                                 |
| Foundation        | Poured Concrete                                                                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 33              |
| Zoning         | R-G             |
| HOA Fees       | 227             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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