



## 4715 Elgin Avenue SE, Calgary, Alberta - \$625,000



Main Photo

### Property Description

Nestled in the heart of McKenzie Towne's charming Elgin neighborhood, this lovingly maintained two-storey family home radiates warmth and style. With 9-ft ceilings, open-concept living, and gleaming hardwood floors throughout the main level, every corner invites comfort and connection.

Step inside to discover a bright foyer that leads to a welcoming main-floor office, perfect for remote work or quiet study. The spacious living area, centered around a cozy gas fireplace, flows effortlessly into a well-appointed kitchen featuring granite counters, a generous island, maple cabinetry, stainless steel appliances, and a corner pantry, everything a growing family needs. The adjacent dining nook opens through French doors onto a landscaped backyard with a deck, patio, and lush lawn - an ideal setting for morning coffee, outdoor dinners, or for the kids to play.




Upstairs you'll find three spacious bedrooms, a full bathroom, and a primary suite that is sure to impress - large enough for a king bed and a full ensuite bathroom plus a large walk-in closet. Downstairs, a fully developed basement offers flexible family-friendly space, including a fourth bedroom, additional full bathroom, a roomy rec room, and ample storage.

Recent upgrades over the past three years include a new dishwasher (2024), oven (2023), washer & dryer set (2023), upgraded furnace components and tune-up (2024), new patio doors & window treatments (2024), refreshed front and back landscaping (2025), and a newer oversized double garage with 9' walls, upgraded 220V wiring, and full insulation (2023) backing onto a paved alley. Other modern comforts include central air conditioning and on-demand hot water.

All of this is complemented by a vibrant, family-friendly community: walking distance to local schools (public and Catholic), playgrounds, parks, and the renowned High Street shopping district, brimming with restaurants and everyday conveniences.

This is the perfect family home: move in, connect, and build a lifetime of memories.

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