

**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		
<b>Inclusions:</b>	N/A		

Welcome to 71 Elgin Terrace SE — a 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.