

# \$698,000 - 71 Elgin Terrace Se, Calgary

MLS® #A2239398

**\$698,000**

4 Bedroom, 4.00 Bathroom, 2,088 sqft

Residential on 0.10 Acres

McKenzie Towne, Calgary, Alberta

BEST VALUE UNDER \$700k: fully developed 2-Storey with lovely updates, large Lot, huge deck, great location, Balcony, AC and fantastic layout! Welcome to 71 Elgin Terrace SE – a spacious, well-maintained family home offering over 3,000 sq ft of developed living space and central A/C, on an oversized pie lot with room for a full sized recreational camper, RV, extra parking or to expand the existing double detached Garage. RPR available for review. Recent updates include a new furnace, new garage roof, quartz counters, all-new appliances (fridge, stove, dishwasher, washer, dryer), vinyl plank floors, carpeting and tile all 2022, plus upgraded lighting/hardware and plumbing throughout. Located just a few houses down from the park on a quiet terrace street.

The upper level features 3 generous bedrooms, plus a large bonus room with double doors and a private balcony, perfect as a second living room or easily converted into a 4th upstairs bedroom. The primary suite includes a walk-in closet and full ensuite, with another full bathroom and linen closet completing the upstairs.

On the main floor is a bright and open kitchen with corner pantry and slab-style eat-up island, connected to the spacious living and dining areas – great for entertaining. At the front of the home is a versatile flex room area that can serve as a formal dining room, home office, or



play space. A powder room and laundry area (with new stainless machines, added cabinets, venting window and tile floors), are centrally located, and the home has both a full front foyer with closet, AND rear mud-room exit with built-ins and rough-in security panel.

The fully developed basement offers a spacious rec room, full bedroom with egress window, full bathroom with second soaker and roughed-in floor heat plus excellent storage â€” including space under the stairs and shelving in the utility room. Thereâ€™s also a finished flex room space ideal for a theatre room, gaming area, home gym, or hobby room. All areas have lots of pre-wiring for data, media/theatre and hobby use.

The fenced backyard offers room to play, relax, or expand your outdoor living space. Situated in sought-after McKenzie Towne, close to schools, parks, shopping, and amenities.

One of the few move-in ready homes in McKenzie Towne over 2,000 sq. ft. with a finished basement and oversized double garage â€” this home 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	\$698,000
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, 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
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, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Private, Level
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 16th, 2025
Days on Market	55
Zoning	R-G
HOA Fees	227
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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