

# \$664,900 - 47 Elgin Terrace Se, Calgary

MLS® #A2228773

**\$664,900**

3 Bedroom, 3.00 Bathroom, 2,028 sqft

Residential on 0.09 Acres

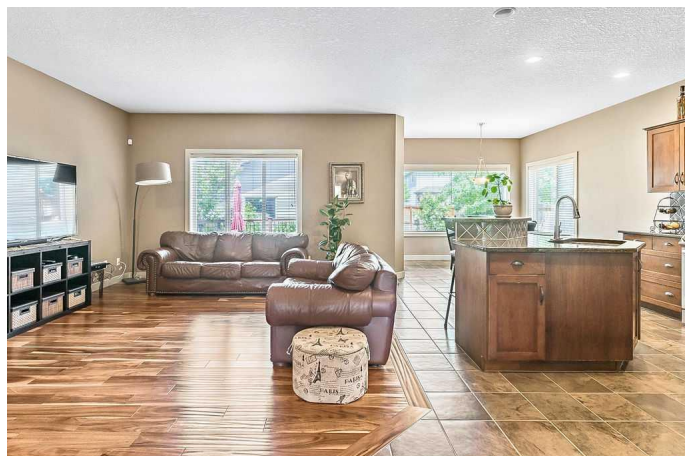
McKenzie Towne, Calgary, Alberta

Looking for the perfect place for your family to call home? This beautiful and well-kept Cardel home, shows pride of ownership throughout. Highlights of this home include 2220+ sq ft of living space, neutral color palette, main floor den/flex room, open floor plan w/ handscraped maple hardwood floor and tile throughout, spacious kitchen boasting maple cabinetry, unique tile backsplash, granite countertops, s/s appliances, raised eating bar, corner pantry w/ decorative glass door, main floor laundry room, corner gas fireplace w/ tile surround and A/C. Upstairs includes large bonus room with balcony, 3 generous sized bedrooms, with master featuring 5 pc ensuite (corner soaker tub AND walk in shower) and walk-in closet. Backyard is fabulous, with mature landscaping, large patio and double detached garage. No pet/no smoking home. First time offered on the market! Homes like this don't come around very often - call to book your showing today!

Built in 2007

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2228773  |
| Price      | \$664,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 2,028       |
| Acres          | 0.09        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 47 Elgin Terrace Se |
| Subdivision | McKenzie Towne      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2Z 3Y6             |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Central Vacuum, Low Flow Plumbing Fixtures               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garage Control(s), Gas Range, See Remarks |
| Heating           | Forced Air, Natural Gas                                                                                                                           |
| Cooling           | Central Air                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                 |
| Fireplaces        | Gas, See Remarks, Tile                                                                                                                            |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                  |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | None                                                     |
| Lot Description   | Back Lane, Landscaped, See Remarks, Few Trees, Lawn, Low |

|              |                                                                          |
|--------------|--------------------------------------------------------------------------|
|              | Maintenance Landscape, Street Lighting, Treed                            |
| Roof         | Asphalt Shingle                                                          |
| Construction | Vinyl Siding, Manufactured Floor Joist, Silent Floor Joists, See Remarks |
| Foundation   | Poured Concrete                                                          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 76             |
| Zoning         | R-G            |
| HOA Fees       | 226            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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