

# \$739,000 - 217 Elgin Manor Se, Calgary

MLS® #A2209821

**\$739,000**

5 Bedroom, 4.00 Bathroom, 2,036 sqft

Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

Step into this meticulously maintained 2,800 sq. ft. residence that beautifully combines comfort and style. Boasting 5 spacious bedrooms and 3.5 baths, this home is designed for modern living. The inviting living room features a cozy gas mantle fireplace, perfect for chilly evenings. A versatile main floor den can serve as an office, playroom, or flex space to suit your needs.

The heart of the home is the stunning kitchen, equipped with elegant quartz countertops, stainless steel appliances, and a generous pantry, seamlessly flowing into a large dining area and open living space. Convenience is key with a main floor laundry room. As you ascend to the upper level, you'll discover a delightful bonus room, two generously sized bedrooms, and a luxurious primary suite complete with a lovely ensuite featuring a separate jetted tub and shower. Venture to the lower level, where relaxation awaits in a spacious family room, complemented by two additional large bedrooms and a three-piece bath. This area also includes a cold room, perfect for wine storage, preserves, or other essentials. Notably, this space has been legally set up for Airbnb, generating extra income effortlessly. Your arrival is made even more special with a double detached garage and a large deck overlooking the fully landscaped and fenced yard. Picture yourself unwinding on the front porch with a morning coffee or enjoying a glass of wine as the day comes to a close. This home is an ideal haven



for a growing family, offering ample space for guests and entertaining. Welcome to your perfect sanctuary!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209821    |
| Price          | \$739,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,036       |
| Acres          | 0.09        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 217 Elgin Manor Se |
| Subdivision | McKenzie Towne     |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Z 4N4            |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters               |
| Appliances        | Dishwasher, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, Lighting, Other   |
| Lot Description   | Back Lane, Back Yard            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 35              |
| Zoning         | R-G             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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