

# \$738,800 - 71 Elgin Terrace Se, Calgary

MLS® #A2224867

## \$738,800

4 Bedroom, 4.00 Bathroom, 2,088 sqft  
Residential on 0.10 Acres

McKenzie Towne, Calgary, Alberta

71 Elgin Terrace SE - 2988 total square feet of air conditioned, upgraded, beautifully maintained living space, located on a quiet private street in exclusive Elgin/Inverness - no through traffic, no facing or rear neighbours visible from the property, and a park just a half block away. This unique 2088 square foot, 3 bedroom 2.5 bathroom layout includes thoughtfully developed 900 square foot basement, with 4th bedroom and 3rd full bathroom (more lifestyle rooms listed later) a double detached oversized garage, a full width deck with privacy fencing, covered sandbox, room for BBQ and seating, perennial landscaping, fully fenced yard with room for extra parking, AND has so many upgrades from the past few years, there is a supplement sheet available by request. The main structure includes 9' main floor ceilings, added height in the basement, theatre and sound wiring inside and out, extra windows throughout, lots of hard-wiring for data, roughed in basement bath floor heat, a front upper level balcony, and can accommodate up to a 6 bedroom capacity if desired. Click the detailed iGuide Floor Plans and Virtual Tour tab allow no area to be missed. LAYOUT and FINISH: The Main Floor has 2022 installed luxury vinyl plank from the entry Foyer, through front Family Room, hall, L-shaped Kitchen, open Living, Dining, rear Mud Room exit and half Bath, plus new tile in the Laundry. Enjoy contemporary quartz counters, recently installed including the large slab island, plus taller upper cabinets and



corner pantry for storage, 2025 LG stainless appliances, and in the Laundry, black stainless Electrolux front load washer and dryer, with added cabinets over, and a venting window. Upscale cream carpets enhance the upper rooms: from the front-facing Bonus Room that can be enclosed, the adult-capacity Primary with walk-in Closet, second Bedroom, hallway, 5' Linen closet, and down to the third Bedroom, which further includes a walk-in Closet (protected from latching, for safety). The upper also offers a 5 piece Ensuite for the Primary, including a 2 sides glass and tile shower with body jets and pull-down fixture, soaker tub, large window and decor shelving, while the second full Bathroom has a tub/shower unit, and all full Bathrooms have convenient Medicine cabinets. The basement level is incredibly space effective, with an enclosed Games/Hobby or private Study/Library room, in addition to spaces for a home Office and Theatre/Media recreation. The furnace is brand new, high efficient 2025 installation, and 2023 saw all trims re-painted in contemporary black, exterior lighting and weatherproof plugs installed, some semi-sheer blinds, most of the lighting, plumbing, mirrors, and decor elements, were redesigned and updated. There IS more, to be seen in person - don't miss one of the only 3 homes above 2000 square feet available in sought-after McKenzie Towne AND with the developed basement and Garage, it is move-in ready. Contact your agent or we can assist with arranging showings.

Built in 2007

### **Essential Information**

MLS® #	A2224867
Price	\$738,800
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, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Soaking Tub, Wired for Data
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, Garden, Private Yard, Dog Run
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, No Neighbours Behind, Private, Fruit Trees/Shrub(s), Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 17th, 2025
Zoning	R-G
HOA Fees	227
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.