

# \$785,000 - 4746 Elgin Avenue Se, Calgary

MLS® #A2230252

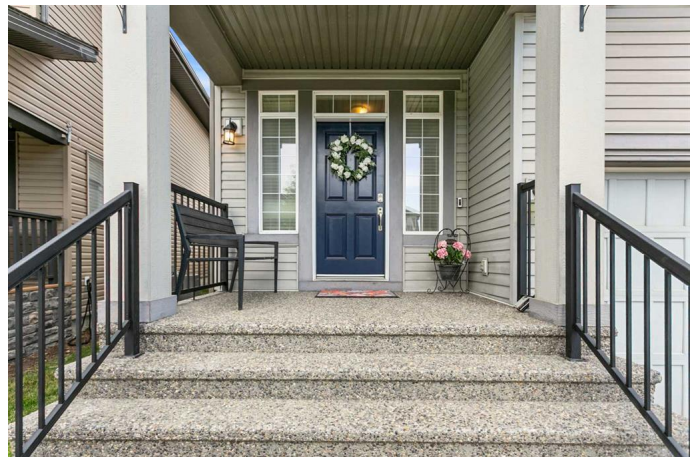
## \$785,000

3 Bedroom, 3.00 Bathroom, 2,119 sqft  
Residential on 0.11 Acres

McKenzie Towne, Calgary, Alberta

3 BEDROOMS | 2 1/2 BATHROOMS |  
2-STOREY | 2,118 SQFT | HEATED  
DOUBLE ATTACHED GARAGE | LUXURY  
UPGRADES | BACKING ONTO PARK |

Welcome to this inviting 2-storey home in Inverness, offering 2,118 sqft of stylish living space with 3 bedrooms, 2.5 bathrooms, and a backyard perfect for entertaining. Ideally situated on a quiet street backing onto a park with no neighbours behind, this home delivers comfort, quality, and privacy. As you enter the home, you will be impressed with the spacious foyer with room for a bench and coat closet. The main level features hardwood flooring though out, an open layout living area, and large windows allowing an abundance of light into the space. The spacious living room with feature gas fireplace is the perfect area to gather as a family. The open central kitchen with granite countertops, matching appliances including a gas range, and island with seating is the perfect place to entertain. Just off the kitchen, you will enjoy the large 13'x5' walkthrough pantry allowing you to bring your groceries in with ease from the garage. The adjacent dining area opens onto the beautifully landscaped backyard complete with an upgraded exposed aggregate patio and step, a newer hot tub, fire pit and a custom-built shed, making it a dream outdoor space for relaxing or hosting. Especially with a park behind for the kids to play in! Upstairs, you'll find a bright bonus room and a generous primary suite with a large walk-in closet and



spa-inspired 5-piece ensuite with dual vanity, soaker tub, and separate shower. Two additional bedrooms with large closets, a full 4-piece bath, and laundry room complete this level. Additional upgrades include a new high-efficiency Lennox A/C unit (2023), exposed aggregate front steps, and a heated double attached garage. The basement is unfinished, offering great potential for future development, or to use for storage. Located within walking distance to schools, parks, shopping, and amenities, and with excellent access to major routes, this home is perfect for a growing family. Book your showing today!

Built in 2010

**Essential Information**

MLS® #	A2230252
Price	\$785,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,119
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	4746 Elgin Avenue Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0M6

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 20th, 2025
Days on Market	31
Zoning	R-G
HOA Fees	227
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX First
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