

# \$729,000 - 217 Elgin Manor Se, Calgary

MLS® #A2209821

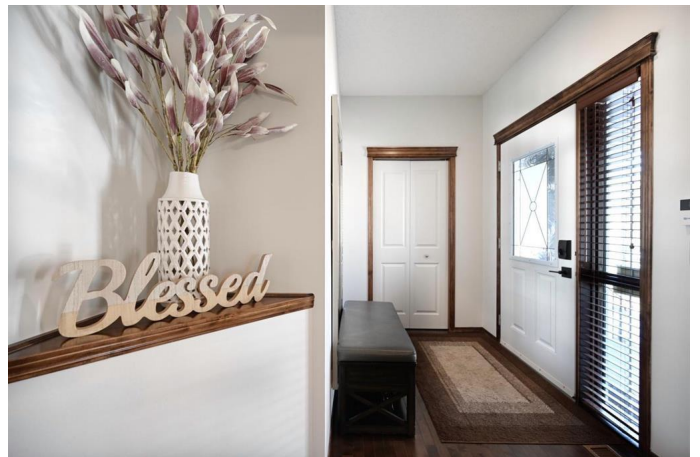
**\$729,000**

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	\$729,000
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	45
Zoning	R-G

## Listing Details

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

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.