

4581 Elgin Avenue SE
Calgary, Alberta

MLS # A2165654



\$499,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,125 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

This great Semi-Detached home is located on a quiet street in the desirable area of McKenzie Towne. The home has been freshly painted throughout the top and main floor of the home, brand new roof last month, new light fixtures and new laminate on the main floor, this home is turn key and ready for its next owner. With two bedrooms up and both with 4pc. Ensuite's that is perfect for a small family or revenue property. The home has a good sized kitchen with ample storage and counter top space and eating area. It also has an open floor plan on main level with a large living room with a mug room off the back entrance. The grand patio in the backyard is great for entertaining and bbq's, with above ground gardening plots and the yard that is full fenced. This homes basement is wide open for future development.