

## 191 Elgin Rise SE Calgary, Alberta

**MLS # A2236218**



# \$719,000

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,877 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

Welcome to this beautifully maintained 2-storey home located on a quiet street in desirable McKenzie Towne—complete with a fully legal basement suite and loaded with recent upgrades! Step into the spacious foyer, where you’ll find a bright front flex room—perfect for a home office or sitting area. The open-concept main level boasts 9’ ceilings, hardwood floors, and abundant natural light. The well-appointed kitchen features stainless steel appliances, a central island with breakfast bar, and flows seamlessly into the dining area and large living room with cozy gas fireplace—ideal for entertaining or relaxing. A powder room and main floor laundry complete the main level. Upstairs, enjoy the versatility of a bonus room plus a spacious primary bedroom with walk-in closet and 4-piece ensuite. Two additional bedrooms and a 4-piece main bath offer plenty of space for family or guests. The legal basement suite has its own private side entrance, making it ideal for tenants or multi-generational living. It features a modern kitchen with quartz countertops, peninsula island, and breakfast bar, as well as a generous living room with gas fireplace, spacious bedroom, 4-piece bath, and in-suite laundry. Enjoy outdoor living in the fenced backyard, smartly divided for tenant privacy—each side includes a deck and lawn area. A double detached garage offers plenty of secure parking and storage. Recent Upgrades Include: New Hot Water Tank (April 2025), New Shingles (July 2021), New Dryer (Feb 2024), New Washing Machine (July 2023), New Over-the-Range Microwave (Jan 2025), New Garage Door Opener (Feb 2023), Ducts Cleaned (June 2024), Furnace Tune-Up (Dec 2024). Both units are currently leased—ideal for investors or buyers seeking mortgage help. Don't miss this rare opportunity to own a versatile,

income-generating property in one of Calgary's most popular family communities!