

**159 Elgin Terrace SE**  
**Calgary, Alberta**

**MLS # A2341958**



**\$685,000**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne                                    |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | 2 Storey                                          |               |                   |
| <b>Size:</b>     | 2,051 sq.ft.                                      | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 4                                                 | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                            |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Rectangular Lot |               |                   |

|                    |                                                                                                                                                 |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank                                                                                                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt                                                                                                                                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                            | <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>   | Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Window Coverings Blinds, Door bell camera, TV Wall mounts, Tire Racks, Garage shelving                                                          |                   |     |

Designed with everyday family life in mind, this McKenzie Towne home offers something increasingly hard to find &ndash; plenty of space to come together, and just as much room to spread out. At the heart of the home is a beautifully renovated kitchen that makes an immediate impression with its two-tone cabinetry, quartz countertops, stainless steel appliances, large centre island and generous workspace. Whether it is busy weekday mornings or a kitchen full of friends, this is a space made for gathering. Large windows fill the main level with natural light and the kitchen flows into the spacious living room, where a gas fireplace adds warmth and a comfortable focal point. A separate family/flex room with French doors gives you even more versatility and would make an excellent home office, playroom or quieter sitting area. Main-floor laundry and a 2-piece bathroom add everyday convenience, while access off the rear of the home leads to the private backyard and deck. Upstairs, the large bonus room creates another dedicated family space away from the main living area. There are three bedrooms on this level, including a spacious primary retreat with a walk-in closet and ensuite featuring double vanities, a soaking tub and in-floor heat. An additional full bathroom serves the secondary bedrooms. The fully developed basement adds another entire level of living and is one of the home's biggest highlights. The expansive recreation room is currently set up with an impressive theatre area, with plenty of additional room for games, hobbies or entertaining. A dedicated gym space, additional bedroom and full bathroom make this level equally useful for guests, older children or extended family. Outside, enjoy your own private backyard and deck along with a double detached garage. Central air conditioning keeps the home comfortable through the summer, while several

important updates have already been completed, including the renovated kitchen cabinetry and counters, developed basement, new furnace (2025), hot water tank (2026), shingles and dishwasher. McKenzie Towne is known for its distinctive neighbourhood design and walkable feel, with residential areas connected to parks, pathways and community destinations. Its traditional town-centre concept includes High Street and pedestrian-oriented shops and services, while nearby 130 Avenue provides even more everyday amenities. This is a home that gives you options at every stage &ndash; space to entertain, work, play, host guests and simply enjoy being at home.