

# \$590,000 - 5006 Elgin Avenue Se, Calgary

MLS® #A2232027

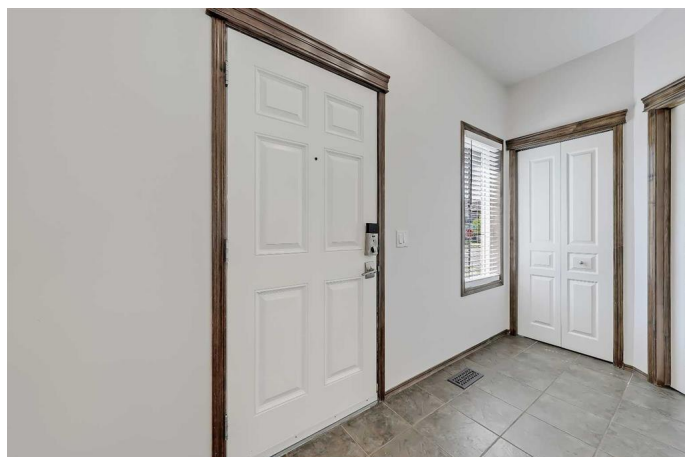
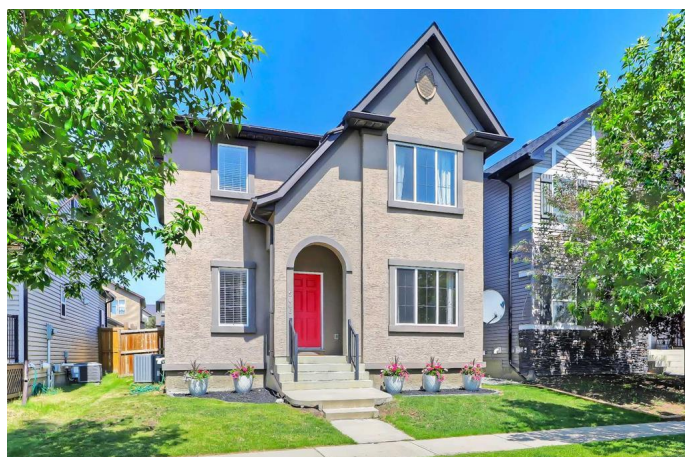
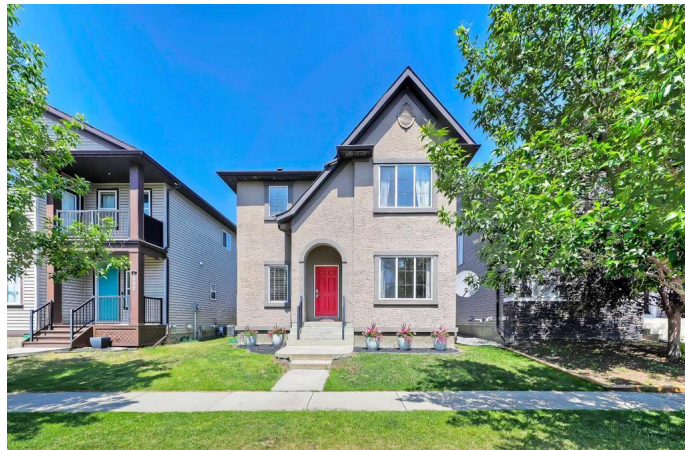
**\$590,000**

3 Bedroom, 3.00 Bathroom, 1,720 sqft

Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\* UNBEATABLE VALUE | FANTASTIC STARTER HOME | GREAT LOCATION | OVER 1,700 SQ FT ABOVE GRADE |** This 3-bed, 2.5 bath detached home in the vibrant, award-winning, and family-friendly community of McKenzie Towne offers over 1,700 sq ft of thoughtfully designed living space above grade. The main floor welcomes you with a spacious ceramic-tiled foyer that opens into a bright front living room featuring rich hardwood flooring and an oversized South-facing window. At the centre of it all, the well-appointed kitchen balances form and function with stainless steel appliances, a gas stove, a garburator, a kitchen island with bar seating, and abundant cabinetry, including a walk-in corner pantry. Off the kitchen, a sunlit dining area opens to the backyard through sliding glass doors, while a second spacious living room with a corner fireplace invites quiet evenings and lively gatherings. A convenient 2-piece powder room and a dedicated laundry room with a side-by-side washer and dryer, folding counter, and storage shelving complete the main floor. Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a primary suite with a custom walk-in closet by California Closets and a private 4-piece ensuite. The two additional bedrooms are generously sized—one with its own walk-in closet—and share a full 4-piece bathroom with tile flooring



and a vanity with storage. The unfinished basement offers a blank slate for future development with a plumbing stack already in place for a future bathroom. Whether you envision a home gym, rec room, or guest suite, there's plenty of room to grow. Outside, the fully fenced backyard is well-maintained and perfect for children, pets, or outdoor entertaining. The yard has been professionally cared for by Green Drop Lawns, and the 10-year-old fence is in excellent condition. A double gravel parking pad at the back provides off-street parking, with enough room to build up to a triple detached garage without giving up yard space. Need even more space? The property is zoned for a carriage suite, providing you with the option to add a rental unit, a multigenerational living space, or a private studio. Additional updates include fresh paint, updated light fixtures, new window coverings (on most windows), central A/C for year-round comfort, a new roof, and a new hot water tank, so you can move in with peace of mind. Located just a 5-minute walk to Inverness Pond and its beautiful pathways, and only 15 minutes on foot to McKenzie Towne Centre with Sobeys, caf  s, restaurants, and everyday amenities. The South Health Campus is also just a short drive away, and commuters will love the quick access to Deerfoot Trail, Stoney Trail, and public transit. Don't miss your chance to call this beautiful home yours! book your private showing today!

Built in 2007

## Essential Information

|           |           |
|-----------|-----------|
| MLS   #   | A2232027  |
| Price     | \$590,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,720       |
| Acres          | 0.09        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5006 Elgin Avenue Se |
| Subdivision | McKenzie Towne       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Z 0M6              |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Recreation Facilities, Clubhouse                      |
| Parking Spaces | 2                                                     |
| Parking        | Off Street, Parking Pad, Gravel Driveway, See Remarks |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                          |
| Cooling           | Central Air                                                                                                                      |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                                   |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Yard, Front Yard |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingle     |
| Construction | Wood Frame, Asphalt |
| Foundation   | Poured Concrete     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 45              |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 227             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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