

# \$599,000 - 5006 Elgin Avenue Se, Calgary

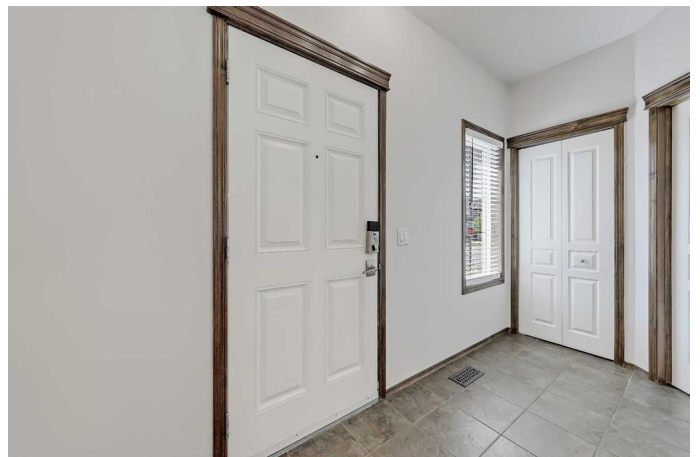
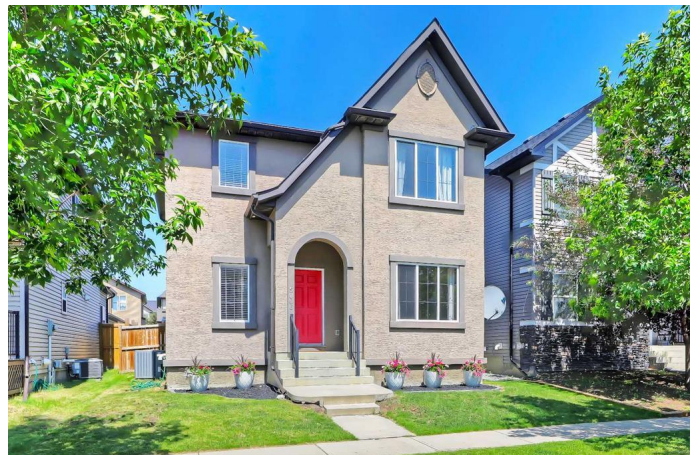
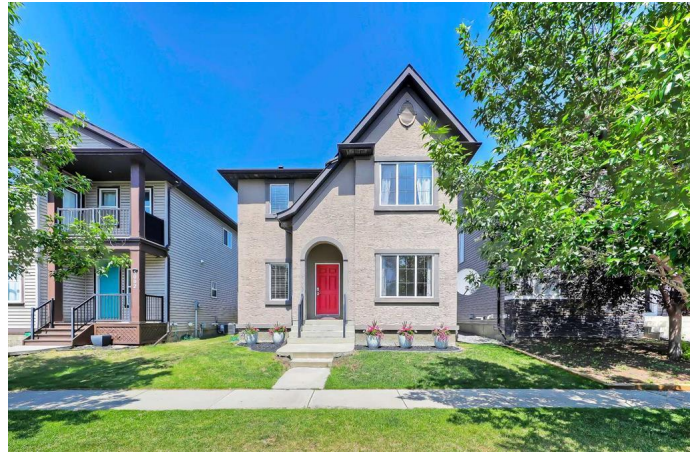
MLS® #A2232027

**\$599,000**

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!\*** This well-maintained 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 that fills the space with natural light throughout the day. 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 rear offers off-street parking and the potential to build a garage, while ample street parking out front adds further convenience. 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	\$599,000
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	17
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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