

# \$719,000 - 191 Elgin Rise Se, Calgary

MLS® #A2236218

**\$719,000**

4 Bedroom, 4.00 Bathroom, 1,877 sqft

Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

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 leasedâ€”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!

Built in 2005

**Essential Information**

MLS® #	A2236218
Price	\$719,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,877
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	191 Elgin Rise Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z0H6

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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