

\$645,000 - 426 Elgin Way Se, Calgary

MLS® #A2114233

\$645,000

4 Bedroom, 4.00 Bathroom, 1,614 sqft

Residential on 0.09 Acres

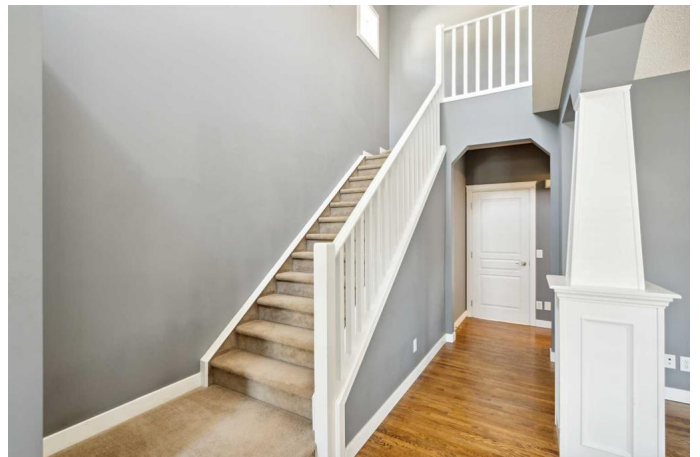
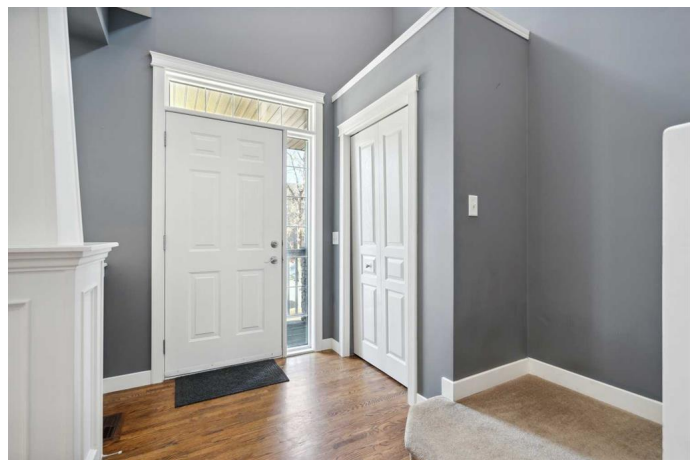
McKenzie Towne, Calgary, Alberta

Attention Investors & First Home Buyers! Here is an excellent revenue generating opportunity with positive cashflow and long term holding potential. City of Calgary approved legal basement suite completed in 2020 can be used to qualify for a larger mortgage and offers the flexibility to live up rent down.

Solid and well maintained, this turnkey property features new roof (2022), bright living room with gas fireplace, A/C, 9' ceilings, large windows, hardwood floors, trendy color palette, well-appointed kitchen with ample cabinetry and stainless steel appliances. Head upstairs where you'll find a spacious master suite with walk-in closet and private ensuite. Two generous sized bedrooms and a 4-piece bathroom complete this floor.

The legal basement suite offers endless possibilities, whether you're looking for additional rental income or a cozy space for guests. With its separate entrance, privacy is guaranteed for both main and basement occupants. Fully fenced backyard is roughed in for future garage development. Close to schools, shopping, area parks and easy access to all major transportation routes. Book your showing today!

Built in 2003



Essential Information

MLS® #	A2114233
Price	\$645,000
Sold Price	\$691,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,614
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	426 Elgin Way Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4A7

Amenities

Amenities	None
Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Separate/Exterior Entry, Full, Suite

Exterior

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

Additional Information

Date Listed March 15th, 2024
Date Sold March 20th, 2024
Days on Market 4
Zoning DC (pre 1P2007)
HOA Fees 250.00
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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