

# \$649,900 - 123 Elgin Terrace Se, Calgary

MLS® #A2257611

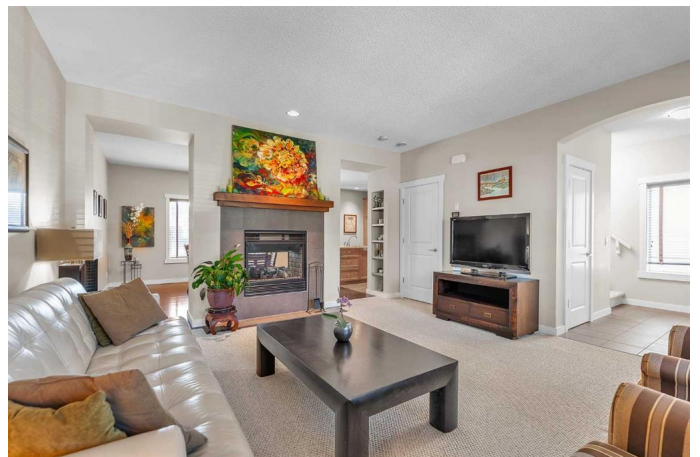
**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,801 sqft

Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this meticulously-maintained and thoughtfully upgraded two-storey custom designed home. Construction started in 2007 (Completed and occupied in 2009), this is a one-of-a-kind home. You won't see another like it in McKenzie Towne. Offering almost 2400 sq. ft. of developed living space on 3 levels. This home offers room and flexibility for new owners. Inside you are greeted with warm tones and 8' high ceilings. The inviting living area is complemented by a showpiece 2-way fireplace. The heart of the home is the kitchen with solid wood cabinetry, quartz counters, gas stove, and a generous island to make cooking and entertaining a breeze. Upstairs you will find 3 large bedrooms, including a spacious primary with a 5pc ensuite and enviable walk in closet! Another outstanding feature is upstairs laundry which is not very common in the area. The fully finished basement includes a 2pc bathroom with roughed-in plumbing for a shower and space to easily add a 4th bedroom if desired. A second gas fireplace, low maintenance laminate flooring and built-in dry bar make this basement a perfect retreat for relaxing or entertaining. Step outside and this property truly shines!! Stunning landscaping, fruit trees, and a beautiful deck with pergola create a serene outdoor retreat perfect for gatherings and relaxing in the evening. A double-detached garage, gravel pad, and a paved alley complete the backyard. Located on a quiet street just steps from a playground



and surrounded by friendly neighbours, you'll enjoy award winning McKenzie Towne's Elgin Pond, parks, pathways, Prestwick's water park, Towne Hall, schools, High Street and 130th Ave shopping, plus easy access to all major roadways. This home is priced competitively for today's market and ready for new owners. Come see why it stands out!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257611    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,801       |
| Acres          | 0.09        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 123 Elgin Terrace Se |
| Subdivision | McKenzie Towne       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Z 0H6              |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Clubhouse, Party Room, Picnic Area |
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached             |
| # of Garages   | 2                                  |

## Interior

|                   |                                                                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Bidet, Bookcases, Built-in Features, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Recessed Lighting, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                                                   |
| Heating           | Central, Natural Gas                                                                                                                                                                                                                              |
| Cooling           | None                                                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                                               |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                 |
| Fireplaces        | Basement, Double Sided, Electric, Gas, Great Room, Tile                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                                                                                                    |

## Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                       |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Private, Treed |
| Roof              | Asphalt                                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                                   |
| Foundation        | Poured Concrete                                                                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-G                  |
| HOA Fees       | 227                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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