

\$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	Family Room, Gas, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

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

Listing Details

Listing Office	RE/MAX House of Real Estate
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