108 Elgin Manor SE

Calgary | Active | MLS® A2352662

$635,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2005**	**1,001 sq. ft.**

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Listed by RE/MAX First

A closer look

Located on arguably the nicest corner Elgin has to offer, zoned R1N and carriage house capabilities, this well-kept four-level split sits on a generous corner lot directly across from a playground! Entering the home, hardwood floors lead into your living room, dining room, and open kitchen combination, allowing for seamless entertaining and a great family space. The unique floor plan allows tall, south-facing windows to pour natural light into the front of the home, amplifying the vaulted ceiling. The kitchen has been updated with quartz countertops, refreshed
cabinets, and a modern backsplash, while also featuring a pantry. Upstairs holds two bedrooms, an open second living space/office that could easily be converted to a third bedroom, and a four-piece bathroom with direct access to the primary bedroom. Heading to the third level, you're spoiled with a huge family room, a third bedroom/office, a wet bar/potential kitchen, a three-piece bathroom, and a walk- up basement to the backyard! The fourth level holds another large space that would be perfect for a gym, playroom,
fourth/fifth bedroom, or games room! The basement includes a utility/storage room, a laundry room (2022), a newer hot water tank (2023), and a garage roof updated in 2019. The backyard is expansive, benefiting from the corner lot and offering a huge deck, trailer parking, a concrete pad, and a freshly stained fence. With a desirable footprint of the main home at just under 1,100 sq.ft above grade-yet offering a total living space of over 2,200 sq ft-the generous lot allows for options like an extra-large carriage house up to 22'x33' as per city setbacks and allowances. The existing 22'x22' garage provides additional storage and easily fits your family's SUV and truck during the cold winters. Homes like this rarely come available, and the opportunities with this property are endless!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352662
Bedrooms	3
Bathrooms	2
Year Built	2005
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	1,001 sq. ft.
Main Level Finished Area:	458 sq. ft.
Below Grade Finished Area:	923 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,983 sq. ft.
Lot Frontage:	37'2"
Front Exposure:	South
Levels:	4 Level Split
Total Rooms Above Grade:	5
Year built:	2005 (Age: 21)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	0313220
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House

Roof:	Asphalt
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, See Remarks
HOA Fee:	$235.00
City Quadrant:	Southeast
Community:	McKenzie Towne
Amenities:	Clubhouse, Park, Party Room, Recreation Facilities
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Inclusions:	Main floor TV bracket and Lower level TV bracket
Restrictions:	None Known
Main Floor	Dining Room · 13'10" × 7'5" ·
Main Floor	Kitchen · 11'2" × 10'2" ·
Main Floor	Living Room · 16'5" × 12'1" ·
Upper Level	Bedroom · 13'8" × 10'8" ·
Upper Level	Bedroom - Primary · 14'3" × 13' ·
Lower Level	Other · 9'5" × 5'3" ·
Lower Level	Bedroom · 9'2" × 9' ·

Lower Level	Family Room · 19'4" × 16'10" ·
Lower Level	Game Room · 22'10" × 17'7" ·
Lower Level	Storage · 9'5" × 2'7" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard, Storage
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Corner Lot, Front Yard, Garden, Low Maintenance Landscape, Paved, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/108-elgin-manor-se-calgary-a2352662/

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