



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**217 ELGIN Manor, Calgary T2Z4N4**

MLS®#: **A2153597** Area: **McKenzie Towne** Listing **08/01/24** List Price: **\$874,900**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 25-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2006** Abv Sqft: **2,036**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **3,745 sqft** Ttl Sqft: **2,036**  
 Lot Shape:

DOM

**48**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot,See Remarks,Treed**  
 Park Feat: **Alley Access,Asphalt,Double Garage Detached,Garage Door Opener,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Garage Control(s),Microwave,Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **French Door,High Ceilings,Open Floorplan,Pantry,Quartz Counters,See Remarks,Storage,Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`3" x 5`4"	Flex Space	Main	14`1" x 13`0"
Kitchen	Main	11`4" x 13`9"	Dining Room	Main	11`4" x 10`6"
Living Room	Main	13`8" x 17`7"	Laundry	Main	5`7" x 8`5"
2pc Bathroom	Main	4`10" x 4`11"	Bonus Room	Upper	14`2" x 13`1"
Bedroom	Upper	10`5" x 9`11"	Bedroom	Upper	10`5" x 9`11"
4pc Bathroom	Upper	8`8" x 5`0"	Bedroom - Primary	Upper	14`1" x 12`0"
4pc Ensuite bath	Upper	10`5" x 11`0"	Bedroom	Lower	10`4" x 13`8"

**Bedroom**  
**3pc Bathroom**  
**Furnace/Utility Room**

**Lower**  
**Lower**  
**Lower**

**10`4" x 13`6"**  
**12`11" x 5`8"**  
**7`4" x 8`2"**

**Family Room**  
**Storage**

**Lower**  
**Lower**

**13`1" x 17`3"**  
**13`7" x 7`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0610028**

Zoning:  
**R-1N**

Remarks

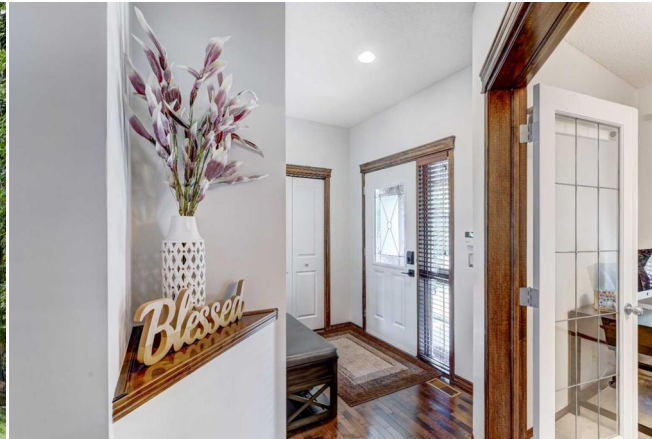
Pub Rmks:

**\*\*\* ATTENTION BUYERS \$15,000.00 PRICE ADJUSTMENT!!! Welcome Home with Pride of ownership shown throughout. This fully developed 2800 sq. ft home offers 5 Bedrooms 3.5 Baths, Living room with gas mantle fireplace, Main floor Den/office/flex room your choice. Beautiful kitchen with quartz countertops, stainless Steel appliances pantry and large dining area, open living area, main floor laundry. As you proceed to the upper floor you will enjoy bonus room plus 2 generous bedrooms along with large primary and lovely ensuite with separate jetted tub and shower. Let's go to the lower level and you will enjoy a total escape with another family room and 2 large bedrooms along with 3 pce bath and cold room for wine, preserves, storage again your choice! ( This space had been legally set up for Air b & b and successfully generated extra income.) You will come home to enjoy driving into your double detached garage and sitting on your large deck enjoying the fully landscaped and fenced yard or sitting on your front porch enjoying a coffee in the morning or wine after work as the day unwinds down! This home is perfect for the growing family with space for company and entertaining!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Complete Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**217 Elgin Manor SE, Calgary, AB**

Main Floor Exterior Area 1093.34 sq ft  
Interior Area 959.36 sq ft



PREPARED: 2024/07/23

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**217 Elgin Manor SE, Calgary, AB**

2nd Floor Exterior Area 873.28 sq ft  
Interior Area 851.78 sq ft



PREPARED: 2024/07/23

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**217 Elgin Manor SE, Calgary, AB**

Basement (Below Grade) Exterior Area 1051.28 sq ft  
Interior Area 919.79 sq ft



PREPARED: 2024/07/23

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.