# \$490,000 - 402 Elgin View Se, Calgary

MLS® #A2233279

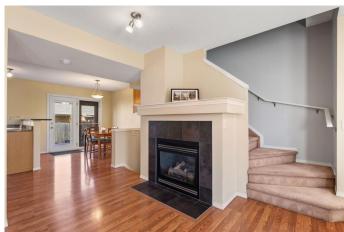
## \$490,000

3 Bedroom, 4.00 Bathroom, 1,124 sqft Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

\*\*PRICED TO SELL\*\* Rare opportunity to own this METICULOUSLY MAINTAINED 3 bed, 3.5 bath home with 1600+ total living space in McKenzie Towne featuring two spacious primary suites upstairs, each with 4pc ensuite & walk-in closet, plus a BASEMENT BEDROOM with private 4pc ensuite. The sunlit main floor features an open-concept living area with a fireplace and kitchen, designed for daily ease, while modern upgrades like whole-home networking, basement audio wiring, and smart home automation ensure effortless living. Step outside to a private EAST FACING BACKYARD, where mornings begin with coffee and evenings unwind with BBQs in serene shade, all amid garden-ready soil cultivated for vibrant blooms or fresh harvests. As a huge bonus, enjoy the peace of mind of: 2025 SERVICED UTILITIES, professionally CLEANED DUCTS (July 2025) as well as a FRESH COAT OF PAINT throughout the home. Add your modern touches and enjoy instant equity growth in this move-in-ready canvas away from highway noises and steps from parks, top schools and McKenzie Towne Centre.







Built in 2004

## **Essential Information**

MLS® # A2233279
Price \$490,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,124

Acres 0.06

Year Built 2004

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 402 Elgin View Se

Subdivision McKenzie Towne

City Calgary

County Calgary

Province Alberta

Postal Code T2Z4N5

### **Amenities**

Amenities Dog Park, Park, Playground, Recreation Facilities, Game Court Interior,

**Racquet Courts** 

Parking Spaces 2

Parking Off Street, Parking Pad, Alley Access, RV Access/Parking

#### Interior

Interior Features Breakfast Bar, No Animal Home, Open Floorplan, Walk-In Closet(s),

Wired for Sound, Wired for Data

Appliances Dishwasher, Dryer, Electric Oven, Refrigerator, Washer, Window

Coverings

Heating Central, Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Gas Starter, Living Room, Stone, Glass Doors

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular

Lot, Garden

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 28th, 2025

Days on Market 21

Zoning R-2M

HOA Fees 227

HOA Fees Freq. ANN

# **Listing Details**

Listing Office LPT Realty

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