

# \$525,000 - 402 Elgin View Se, Calgary

MLS® #A2218972

## \$525,000

3 Bedroom, 4.00 Bathroom, 1,124 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

Charm Meets Opportunity in McKenzie Towne!

This meticulously maintained duplex at 402 Elgin View SE blends timeless appeal with modern potential, offering 3 beds + 3.5 baths and over 1,600 sq.ft of total living space. Upstairs, two spacious primary suites dazzle with private 4pc ensuites and walk-in closets, while the basement bedroom—ideal for guests or teens—boasts its own 4pc ensuite bathroom. The sunlit main floor features an open-concept living area 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 backyard oasis, where mornings begin with coffee under golden sunshine and evenings unwind with BBQs in serene shade, all amid garden-ready soil cultivated for vibrant blooms or fresh harvests. Practical perks include: RV parking via the alley, a 2025-serviced furnace, a water purification system, audio system and a prime SE Calgary location steps from parks, schools, and McKenzie Towne Plaza. Move-in ready and lovingly cared for, this home is a rare blend of charm, space, and modern ease—perfect for families, entertainers, or buyers craving a tranquil yet connected lifestyle.

Built in 2004

## Essential Information



MLS® #	A2218972
Price	\$525,000
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, Game Court Interior, Park, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad, RV Access/Parking

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, Open Floorplan, Walk-In Closet(s), Wired for Data, Wired for Sound
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, Glass Doors, Living Room, Stone
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Garden, Private Yard
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Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	May 7th, 2025
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Days on Market	9
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Zoning	R-2M
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HOA Fees	227
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HOA Fees Freq.	ANN
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## Listing Details

Listing Office	LPT Realty
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