

\$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

Charm Meets Opportunity in McKenzie Towne!

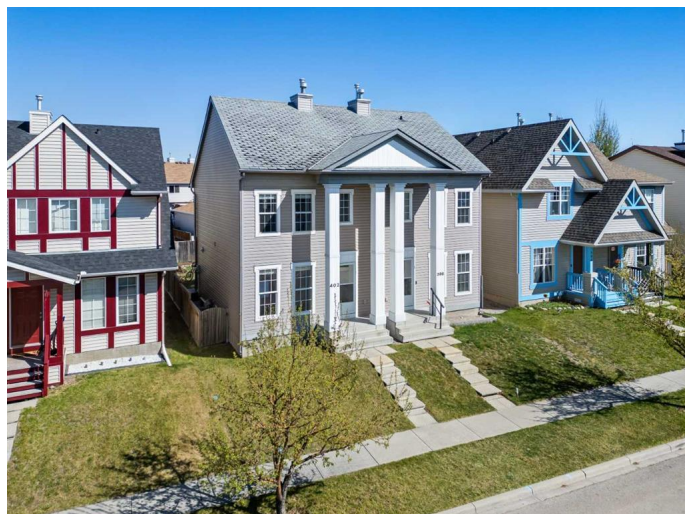
This meticulously maintained home (no condo fees!) blends timeless appeal with modern potential, offering 3 beds + 3.5 baths and over 1,600 sq.ft of total living space. Upstairs you will find two spacious primary suites with private 4pc ensuites and walk-in closets, while the basement bedroom—ideal for guests or teens—boasts its own 4pc ensuite bathroom. The sunlit main floor features an open-concept living area 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 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. 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 main floor. 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, Game Court Interior, Playground, Park, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Off Street, Alley Access, Parking Pad, RV Access/Parking

Interior

Interior Features	No Animal Home, Walk-In Closet(s), Wired for Sound, Breakfast Bar, Open Floorplan, Wired for Data
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Oven, Window Coverings
Heating	Forced Air, Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Glass Doors, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	June 28th, 2025
Days on Market	11
Zoning	R-2M
HOA Fees	227
HOA Fees Freq.	ANN

Listing Details

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.