

# \$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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