

# \$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 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, 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	3
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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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