

# \$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

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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	7
Zoning	R-2M
HOA Fees	227
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	LPT Realty
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