

# \$500,000 - 402 Elgin View Se, Calgary

MLS® #A2223938

**\$500,000**

3 Bedroom, 4.00 Bathroom, 1,124 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

**\*\* Open House Sunday, June 8th from 1pm-3pm! \*\*** Don't miss this rare opportunity in McKenzie Towne! This meticulously maintained semi-detached home 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 offer practical living 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 your private East facing backyard oasis, ready for gardens or relaxation, all in a prime location steps to parks, schools, and shops. Practical perks include: RV parking via the alley, a 2025-serviced utilities, 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® #         | A2223938               |
| Price          | \$500,000              |
| 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 |
|----------|----------------|

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
|-------------------|----------------------|

|                 |                                                                                 |
|-----------------|---------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot |
|-----------------|---------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
|--------------|--------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 3rd, 2025 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 13 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | R-2M |
|--------|------|

|          |     |
|----------|-----|
| HOA Fees | 227 |
|----------|-----|

|                |     |
|----------------|-----|
| HOA Fees Freq. | ANN |
|----------------|-----|

## Listing Details

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

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