

# \$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

Don't miss this RARE 3-bed, 3.5-bath semi-detached gem at 402 Elgin View SE in coveted McKenzie Towne! Freshly PAINTED, FURNACE & DUCTS SERVICED, this meticulously maintained 1,600+ sq.ft home features TWO SPACIOUS UPSTAIRS PRIMARY SUITES (each with private 4pc ensuites & walk-in closets) plus a versatile basement bedroom w/ 4pc ensuite—ideal for guests, teens, or multi-generational living. The sunlit main floor boasts an open-concept living area and kitchen, designed for daily ease and entertaining, enhanced by modern upgrades like whole-home networking, basement audio wiring, water purification, and alley-access RV PARKING. Step outside to your private EAST-FACING BACKYARD OASIS, ready for gardens or relaxation, all in a prime location STEPS TO PARKS, TOP SCHOOLS, SHOPS & MCKENZIE TOWNE PLAZA (utilities serviced 2025). Add your modern touches to this move-in-ready canvas and enjoy instant equity growth in one of the most sought after neighbourhoods in Calgary!

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	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, Living Room, Glass Doors, 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 28th, 2025
Days on Market	4
Zoning	R-2M
HOA Fees	227
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.