

# \$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 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              May 7th, 2025  
Days on Market        6  
Zoning                    R-2M  
HOA Fees                227  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            LPT Realty

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