

402 Elgin View SE
Calgary, Alberta

MLS # A2218972



\$525,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,124 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, No Animal Home, Open Floorplan, Walk-In Closet(s), Wired for Data, Wired for Sound

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2M

Utilities: -

Inclusions: N/A

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 new water filter, 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.