



GRASSROOTS
REALTY GROUP

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402 Elgin View SE
Calgary, Alberta

MLS # A2233279



\$490,000

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	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, Open Floorplan, Walk-In Closet(s), Wired for Data, Wired for Sound		

Inclusions: N/A

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.