



**GRASSROOTS**  
REALTY GROUP

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**402 Elgin View SE**  
**Calgary, Alberta**

**MLS # A2245838**



**\$478,000**

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

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

**Inclusions:** N/A

**\*\*OPEN HOUSE: Saturday Aug 9th 1pm - 3pm\*\* STRATEGICALLY PRICED \$47,000 BELOW MARKET -** Presenting 402 Elgin View SE: a meticulously maintained McKenzie Towne home seamlessly combining timeless design with sensible updates across 1,600+ sq.ft of total living space. Experience unparalleled flexibility with two spacious primary suites (each featuring private 4pc ensuite & walk-in closet) complemented by a finished basement complete with full ensuite and a recreation room. The sunlit open-concept main floor facilitates effortless living, enhanced by smart home automation, integrated surround sound, and water purification system. Step into your private east-facing courtyard oasis &ndash; ideal for both entertaining and gardening &ndash; while benefiting from highly desirable alley-access RV parking. Bonus perks include a professionally serviced furnace (2025), fresh interior paint, and a prime walkable locale near parks, schools, and McKenzie Towne Plaza. This exceptional property delivers superior space, location, and contemporary comforts at a compelling price point &ndash; schedule your private viewing today OR drop by our Open House this weekend!