

402 Elgin View SE
Calgary, Alberta

MLS # A2245838



\$478,000

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		

****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 – ideal for both entertaining and gardening – 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 – schedule your private viewing today OR drop by our Open House this weekend!