



402 Elgin View Calgary Alberta

\$490,000

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. (id:6769)

Primary Bedroom 13.00 Ft x 13.42 Ft
4pc Bathroom 7.83 Ft x 4.83 Ft
Bedroom 12.75 Ft x 11.67 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft
Bedroom 10.08 Ft x 9.75 Ft
4pc Bathroom 7.42 Ft x 6.00 Ft
Recreational, Games room 16.50 Ft x 11.42 Ft

Laundry room 6.25 Ft x 5.42 Ft
Furnace 8.08 Ft x 6.83 Ft
Living room 18.25 Ft x 14.25 Ft
Dining room 10.58 Ft x 9.25 Ft
Kitchen 10.58 Ft x 7.75 Ft
2pc Bathroom 5.08 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
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