

# \$459,900 - 302 Elgin View Se, Calgary

MLS® #A2198556

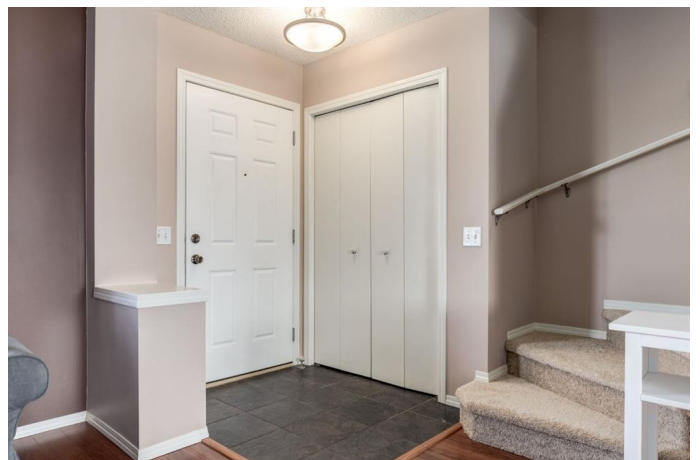
**\$459,900**

2 Bedroom, 3.00 Bathroom, 1,154 sqft  
Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY 12:00-2:00PM\*\***

The Perfect Home for First-Time Buyers or Those Looking to Move Up! Nestled in the highly sought-after community of McKenzie Towne, this beautifully fully developed home is ready to impress. The spacious kitchen features rich nutmeg maple cabinets, sleek black appliances, a central island, and stunning oriental slate flooring. The open dining area flows seamlessly to the sunny southwest-facing backyard through patio doors—perfect for entertaining! The inviting living room is highlighted by warm, richly colored laminate flooring, creating a cozy yet elegant space. Upstairs, you'll find two generous primary bedrooms, each with its own walk-in closet and private ensuite—ideal for comfort and convenience. The fully finished basement offers an expansive family/rec room, providing additional living space to suit your needs. NEW CARPETS throughout. All of this for about the same price as a townhouse, but with no condo fees! Enjoy the fantastic amenities and charm of McKenzie Towne in a home that's™s move-in ready.



Built in 2004

## Essential Information

MLS® #	A2198556
Price	\$459,900
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,154
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	302 Elgin View Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4N5

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	32
Zoning	R-2M
HOA Fees	227
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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