

# \$569,900 - 414 Elgin View Se, Calgary

MLS® #A2209982

**\$569,900**

2 Bedroom, 3.00 Bathroom, 1,129 sqft

Residential on 0.08 Acres

McKenzie Towne, Calgary, Alberta

Nestled in the desirable community of McKenzie Towne, this rare and affordable 2-storey home with Major home updates include a new refrigerator (2024), range hood (2023), hot water tank (2022), washer & dryer (2022), and roof (2022 House)â€”adding peace of mind and long-term value to this lovely home. Located on a fully fenced corner lot, well-designed living space. The main floor is flooded with natural light, thanks to the numerous windowsâ€”an added benefit of being on a corner lot. The living room features a cozy gas fireplace with a tile face and mantle, perfect for relaxing evenings. A central dining area offers ample space for meals and gatherings, while the kitchen at the rear of the home is designed for both functionality and charm. New Cortez countertop, cherry brown cabinetry, black appliances, and a pantry, this kitchen is sure to please. A private door leads out to the backyard, making it easy to enjoy the outdoors. Upstairs, you'll find two spacious primary bedrooms, each with its own ensuite and walk-in closet, offering comfort and privacy. The unfinished basement includes the laundry area and is roughed in for a bathroom, providing a blank canvas for your future plans. The private backyard is perfect for outdoor entertaining or simply unwinding. A double detached garage provides convenient storage and parking. Located just minutes from 130th Ave, Stoney Trail, Deerfoot Trail, and local parks like Elgin Hill and Inverness Pond, this home offers tranquility and



convenience. Don't miss out on this incredible opportunity in a sought-after area

Built in 2004

**Essential Information**

MLS® #	A2209982
Price	\$569,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,129
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	414 Elgin View Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4N5

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, On Street
# of Garages	2

**Interior**

Interior Features	Bathroom Rough-in, Closet Organizers, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Washer
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	8
Zoning	R-2M
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Top Producer Realty and Property Management
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