

# \$489,900 - 322 Elgin View Se, Calgary

MLS® #A2223326

**\$489,900**

2 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.01 Acres

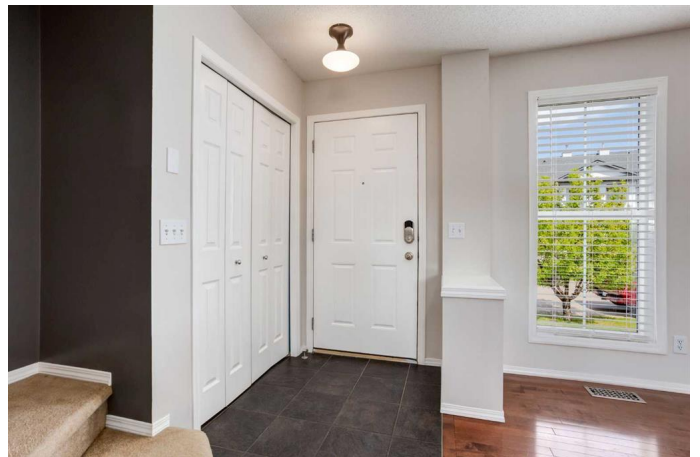
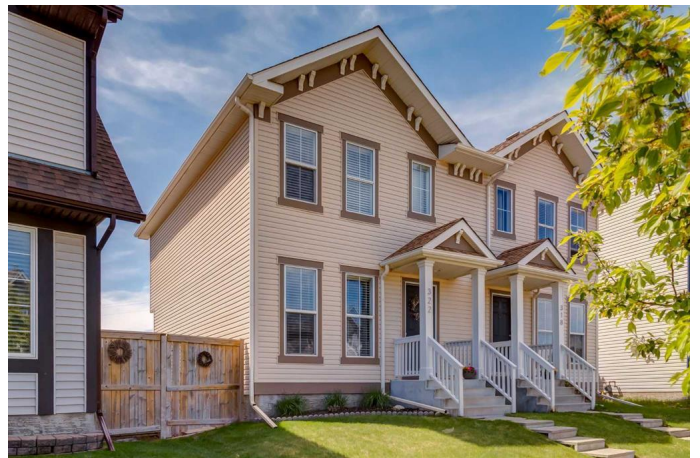
McKenzie Towne, Calgary, Alberta

OPEN HOUSE Saturday, May 31st & Sunday, June 1st from 2:00 to 4:00 PM ... Welcome to Elgin Village and enjoy small town living in McKenzie Towne ... Great value in this semi detached home ... Open main floor plan with a Gas fireplace in the living room and hardwood floors throughout ... Maple kitchen cabinets with black and stainless appliances ... Two large bedrooms both with walk in closets and ensuite 4 piece bathrooms ... Full unspoiled basement with roughed in plumbing for a bathroom ... Enjoy the summer in AIR CONDITIONED comfort ... Enjoy the summer sunshine with a private fully fenced southern exposure back yard with a large deck and patio ... Parking for 3 vehicles and room for a double garage ... Close to Elgin Park, schools, shopping and playgrounds ... Available for your quick possession ... Don't miss viewing ...

Built in 2004

## Essential Information

MLS® #	A2223326
Price	\$489,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,116
Acres	0.01



Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	322 Elgin View Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4N6

### **Amenities**

Amenities	Community Gardens
Parking Spaces	3
Parking	Off Street, Rear Drive

### **Interior**

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Front Yard, Irregular Lot, Lawn, Level, No Neighbours Behind, Street Lighting, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	4
Zoning	R-2M
HOA Fees	227
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
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