

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

MLS® #A2223326

**\$489,900**

2 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.01 Acres

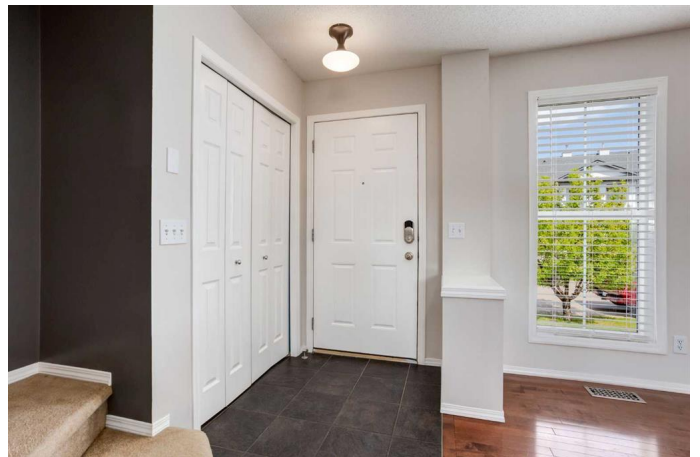
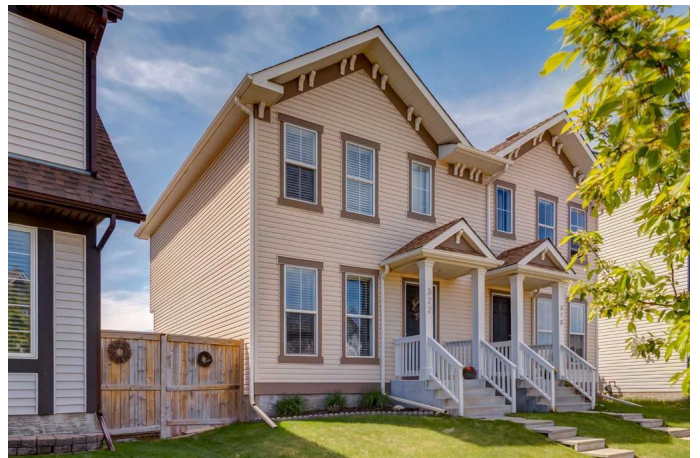
McKenzie Towne, Calgary, Alberta

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	17
Zoning	R-2M
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.