

# \$515,000 - 343 Elgin View Se, Calgary

MLS® #A2206188

**\$515,000**

2 Bedroom, 3.00 Bathroom, 1,125 sqft  
Residential on 0.07 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this charming semi-detached home in the heart of McKenzie Towne—a perfect blend of comfort, functionality, and location. The sun-filled main floor features a welcoming living room with large south-facing windows and a cozy fireplace, creating a warm and inviting space year-round. The spacious kitchen offers ample counter space and opens to a generous dining area, ideal for hosting family dinners or entertaining friends. A convenient powder room completes the main level.

Upstairs, you'll find two spacious bedrooms, each with its own private ensuite, making this an ideal setup for roommates, guests, or a small family. The fully developed basement provides a large rec room—perfect for movie nights, a playroom, or home gym.

Step outside to enjoy the large backyard and sunny deck, a great space for summer BBQs or relaxing in the sun. Topping it all off is the double detached garage—a rare bonus in this segment and a huge perk during Calgary's winters.

This home offers tremendous value in a family-friendly community with parks, schools, and shopping nearby.

Built in 2004

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2206188               |
| Price          | \$515,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,125                  |
| Acres          | 0.07                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 343 Elgin View Se |
| Subdivision | McKenzie Towne    |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2Z4N5            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home                                    |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Back Yard, City Lot, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 7                |
| Zoning         | R-2M             |
| HOA Fees       | 227              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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