

# \$640,000 - 470 Elgin Way Se, Calgary

MLS® #A2251532

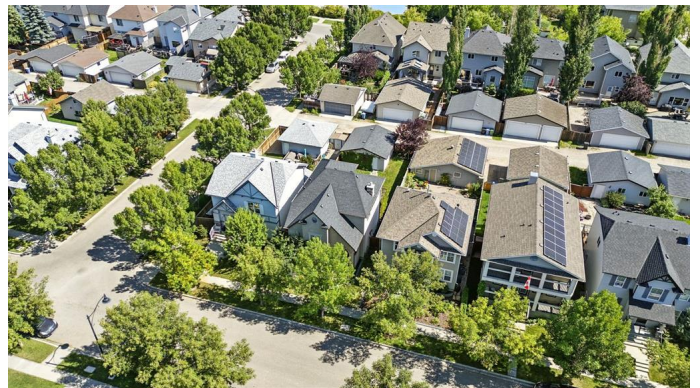
**\$640,000**

4 Bedroom, 4.00 Bathroom, 1,664 sqft

Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this beautifully maintained home located in the heart of McKenzie Towne one of Calgary's most sought after family friendly communities! This residence features an exceptional main floor layout that effortlessly combines function and style. Step inside to a bright and inviting living room with a cozy gas fireplace, perfect for relaxing or entertaining guests. The adjacent dining area offers ample space for family dinners and gatherings, while the well appointed kitchen boasts plenty of cabinetry, counter space, and a convenient layout for everyday living. You'll also love the added bonus of main floor laundry, making daily chores a breeze. Upstairs, you'll find a spacious primary bedroom complete with a private ensuite, plus two generously sized guest bedrooms and a full 4 piece bathroom ideal for a growing family or home office needs. The fully finished basement expands your living space with a large recreation room, an additional bedroom, and another full 4 piece bathroom perfect for larger family sizes or additional guests. Step outside onto the back deck, where you can enjoy summer BBQs or morning coffee while overlooking your beautifully landscaped backyard. The home also features a double detached garage, offering plenty of storage and parking space. Located on a quiet street with easy access to parks, schools, shopping, and public transit, this home offers unbeatable value in a vibrant, walkable neighborhood. Don't miss your chance to own this wonderful home in



McKenzie Towne!

Built in 2001

### Essential Information

MLS® #	A2251532
Price	\$640,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,664
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	470 Elgin Way Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z3Y6

### Amenities

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

### Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 26th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	227
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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