

\$629,900 - 67 Elgin View Se, Calgary

MLS® #A2168331

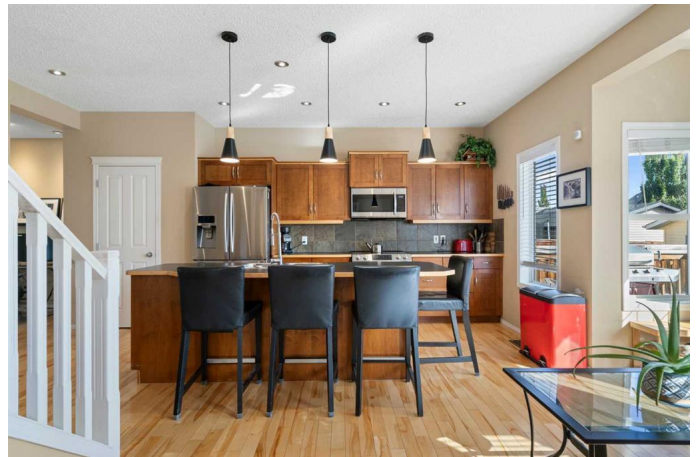
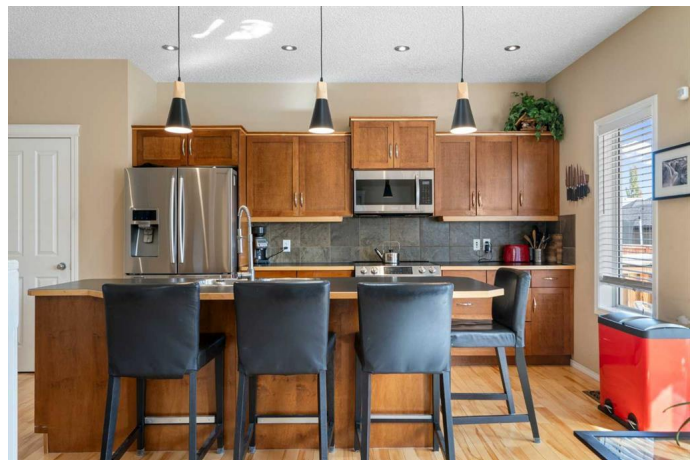
\$629,900

3 Bedroom, 3.00 Bathroom, 1,780 sqft
Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

OPEN HOUSE: SUN, OCT 20/24, 2-4:30PM -
GREAT HOME - HUGE OPPORTUNITY
AWAITS! ** Inviting Family Home with a
Triple Garage in McKenzie Towne! **

Discover this spacious 1780 sqft Cardel-built home in the heart of McKenzie Towne—a perfect fit for families or first-time buyers who want flexibility and room to grow. This property offers comfortable living with customizable spaces to suit your lifestyle. * The bright, open KITCHEN features stainless steel appliances, including a 4-door fridge, oven featuring an induction cook surface (2023) OTR microwave, and dishwasher (2022). Adjacent to the kitchen, the SUNNY BREAKFAST NOOK is currently styled as a COZY SUNROOM with a loveseat and table—perfect for enjoying morning coffee or relaxing with a good book. This versatile space can also be transformed into a playroom or a dining area, giving you flexibility based on your needs. * The PRIMARY SUITE offers a private retreat with a corner soaker tub for two, a standalone shower, a private water closet, and a spacious walk-in closet. Two more GENEROUS BEDROOMS and a main 4-piece bath enjoy a BRIGHT HALLWAY featuring wood spindle railing and a large window that invites ample natural light. For additional living space, the unfinished BASEMENT—with full egress windows and rough-in plumbing for a 3-piece bath—presents an opportunity to expand, whether you envision a rec room, a home office, extra bedrooms, or even a full



basement suite (subject to City approvals). *

Outside, the wide REAR DECK spans the width of the house, providing multiple areas to enjoy the outdoors. One side is ideal for BBQing (gas line installed), while the other offers a cozy setting for lounging and relaxation. The TRIPLE GARAGE, built in 2018, provides ample space for both parking and hobbies, with a 9'™ door on the double side and a 7'™ door on the single side, accommodating taller vehicles and extra storage. It's outfitted with electric baseboard heating, cable and internet wiring, and versatile space—perfect as a man-cave, she-shed, fitness room, kids'™ playroom, studio or even storage! *

This home is ready for your personal touches, with opportunities for updates including fresh paint and new flooring to make it truly yours. With solid bones and a flexible layout, it's an ideal canvas for families looking to add their own style over time. *

Great community — schools, playgrounds, sports fields, walking paths and shopping are all nearby. Quick and easy access to Stoney Trail and Deerfoot too **

Don't miss the chance to see all this McKenzie Towne gem has to offer—schedule your showing today!

Built in 2006

Essential Information

MLS® #	A2168331
Price	\$629,900
Sold Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,780
Acres	0.09

Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	67 Elgin View Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4Z6

Amenities

Amenities	Picnic Area, Playground, Recreation Facilities
Parking Spaces	3
Parking	Garage Door Opener, Alley Access, Heated Garage, Insulated, Off Street, Other, Oversized, Triple Garage Detached

Interior

Interior Features	Kitchen Island, Separate Entrance, Vinyl Windows, Breakfast Bar, French Door, Pantry, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings, Gas Dryer, Microwave Hood Fan, See Remarks
Heating	Forced Air, Natural Gas, Baseboard, Electric, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, BBQ gas line
Lot Description	Back Lane, City Lot, Low Maintenance Landscape, Private, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Silent Floor Joists

Foundation Poured Concrete

Additional Information

Date Listed October 1st, 2024
Date Sold November 11th, 2024
Days on Market 40
Zoning R-G
HOA Fees 226.60
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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