

# \$1,025,000 - 81 Elgin Estates View Se, Calgary

MLS® #A2240010

**\$1,025,000**

3 Bedroom, 3.00 Bathroom, 1,679 sqft

Residential on 0.13 Acres

McKenzie Towne, Calgary, Alberta

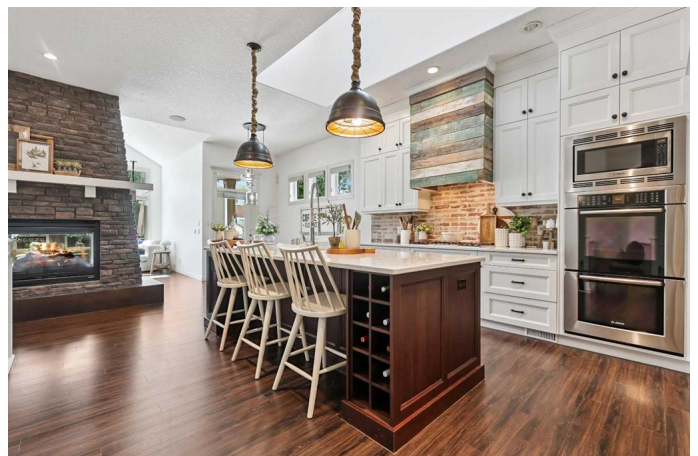
Welcome to this executive-level, fully finished bungalow located in the heart of Elgin Estates in McKenzie Towne. This beautifully upgraded home offers 3 bedrooms, 2.5 bathrooms, a double attached garage, and an unbeatable location on a quiet street just steps from walking paths, green spaces, and all the charm of this award-winning SE Calgary community.

Step inside to a modern, open-concept main floor featuring a renovated kitchen with stylish white cabinetry, light quartz countertops, a large island, and built-in stainless steel appliances including a gas cooktop, two wall ovens, built-in microwave, fridge, dishwasher, garburator, and a custom hood fan. A two-way gas fireplace adds warmth and character between the kitchen and the inviting living room, while a front flex room provides versatility for a formal dining area, home office, or reading room.

Enjoy luxury vinyl plank flooring throughout the main level, and retreat to the primary suite that offers a spa-like ensuite with heated tile flooring, double vanities, a soaker tub, and an oversized tile and glass shower.

The fully finished lower level includes two additional spacious bedrooms, another full bathroom with heated tile, a large media/family room, a games area with wet bar + beverage fridge, and a bonus exercise room, office or hobby room.

Outside, you'll love the sunny south-facing backyard complete with an expanded deck



and a stylish patio – perfect for entertaining or relaxing in the sun. Other notable features include central air conditioning, a recently replaced furnace, and excellent curb appeal in a quiet, beautifully maintained pocket of the community.

Living in McKenzie Towne means enjoying thoughtfully designed streetscapes, walkable amenities, and a true small-town feel. Take advantage of local shops, restaurants, and fitness studios on High Street, quick access to Stoney Trail, Deerfoot Trail, and close proximity to South Health Campus, Seton amenities, schools, playgrounds, and community parks.

This is a rare opportunity to own a fully finished, beautifully updated bungalow in one of Calgary’s most loved and livable communities.

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240010    |
| Price          | \$1,025,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,679       |
| Acres          | 0.13        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 81 Elgin Estates View Se |
| Subdivision | McKenzie Towne           |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2Z 0Y4 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar                                                                            |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven |
| Heating           | Forced Air, Natural Gas                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                       |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other, Private Yard       |
| Lot Description   | Back Yard, Landscaped     |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 38              |
| Zoning         | R-G             |
| HOA Fees       | 227             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

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