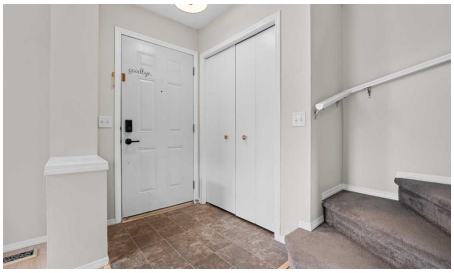
# 330 Elgin Place SE

Calgary | Active | MLS® A2358040

**$479,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **3** | **2005** | **1,151.69 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Real Broker

# A closer look

Welcome to McKenzie Towne! Situated in one of southeast Calgary’s most popular family-friendly communities, this inviting semi-detached home offers an excellent combination of functional living space, everyday convenience, and outstanding value. Offering 1,151.69 sq. ft. above grade, the home features a bright, open-concept main floor designed for comfortable everyday living and entertaining. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary retreat with its own private ensuite, along with an additional full bathroom.

The fully developed basement provides even more room to spread out, offering excellent flexibility for a family room, home office, kids' play area, or additional recreation space. A dedicated laundry room adds to the home's practicality.

Step outside and enjoy the rear deck, perfect for summer BBQs and relaxing evenings, complete with a 2 car parking pad.

Location is another highlight, with parks, playgrounds, schools, shopping, and walking paths all nearby. Whether you're a first-time buyer, growing family, or investor looking for a property in an established community, this is a fantastic opportunity to get into McKenzie Towne and enjoy everything this sought-after neighbourhood has to offer!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2358040 |
| **Bedrooms** | 4 |
| **Bathrooms** | 3 |
| **Year Built** | 2005 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Semi Detached (Half Duplex) |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey, Attached-Side by Side |

| | |
|---|---|
| **Total Living Area:** | 1,151.69 sq. ft. |
| **Lot Area:** | 2,637 sq. ft. |
| **Lot Frontage:** | 22'10" |
| **Front Exposure:** | West |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2005 (Age: 21) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0510909 |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | Duplex |
| **Roof:** | Asphalt |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Laminate, Linoleum |
| **Cooling:** | None |

| | |
|---|---|
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Parking Pad |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Southeast |
| **Community:** | McKenzie Towne |
| **Appliances:** | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | NA |
| **Restrictions:** | None Known |
| **Main Floor** | Living Room · 14'1" × 13'1" · |
| **Main Floor** | Kitchen · 14' × 8'6" · |
| **Main Floor** | Dining Room · 11'10" × 6'6" · |
| **Upper Level** | Bedroom - Primary · 13'10" × 11'2" · |
| **Upper Level** | Bedroom · 10'9" × 8'9" · |
| **Upper Level** | Bedroom · 10'11" × 8'5" · |
| **Basement** | Game Room · 16'7" × 10'11" · |
| **Basement** | Bedroom · 11'9" × 8'3" · |
| **Basement** | Laundry · 8'11" × 8' · |
| **Basement** | Furnace/Utility Room · 14'4" × 6'11" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Playground, Schools Nearby, Shopping Nearby, Sidewalks |
| **Interior Features:** | Closet Organizers, Kitchen Island, Open Floorplan, See Remarks |
| **Exterior Features:** | None |

| | |
|---|---|
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Lane, Few Trees, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone SE |
| **Zoning:** | R-2M |
| **Listed Date:** | Nov 10, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/330-elgin-place-se-calgary-a2358040/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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