



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**16 Elgin Bay SE**  
**Calgary, Alberta**

**MLS # A2281099**



**\$449,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows		

**Inclusions:** Shed

Fantastic opportunity for first-time buyers! This bright and updated 3-bedroom, 1.5-bath townhome is located on a quiet, child-friendly cul-de-sac and offers no condo fees. The open-concept main floor features luxury vinyl plank flooring throughout, an island kitchen with maple cabinetry, stainless steel appliances, pantry, and a convenient rear mudroom that leads to the backyard. Upstairs includes a spacious primary bedroom with a walk-in closet, two additional well-sized bedrooms. The unfinished basement offers egress windows, laundry, and excellent future development potential. Enjoy a fully fenced backyard with large deck, mature trees and a firepit. There is a rear gravel parking pad with room for a future garage. Close to schools, parks, shopping, and transit. Move-in ready with key updates recently completed (Hot Water Tank 2024, Shingles 2021, Appliances 2021) . A perfect place to start homeownership.