



16 Elgin Bay SE
Calgary, Alberta

MLS # A2281099



\$449,900

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

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|-------------|--|------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-2M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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.