16 Elgin Bay SE
Calgary, Alberta

MLS # A2281099

$449,900

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		

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.