

# \$495,000 - 56 Elgin Bay Se, Calgary

MLS® #A2202393

**\$495,000**

3 Bedroom, 3.00 Bathroom, 1,159 sqft  
Residential on 0.10 Acres

McKenzie Towne, Calgary, Alberta

Charming Duplex on a Huge Lot in a Quiet Cul-de-Sac! Tucked away in a peaceful cul-de-sac, this 1,150 sq. ft. duplex sits on a huge lot with a sunny, fully fenced backyard—perfect for outdoor enjoyment! The bright and inviting interior features a spacious primary bedroom with a 3-piece ensuite, plus two additional bedrooms for family, guests, or a home office. The unfinished basement is a blank slate, ready for your creative ideas. With laned access to a double parking pad, this home offers convenience and potential. Located in a bright and private setting with few neighbors, yet close to schools, parks, shopping, and other amenities, it's an excellent opportunity for families, investors, or first-time buyers. This vacant home is move-in ready with quick possession available—don't miss out! Contact your Favorite Realtor today to book a showing.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2202393  |
| Price          | \$495,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,159     |



|            |                        |
|------------|------------------------|
| Acres      | 0.10                   |
| Year Built | 2003                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 56 Elgin Bay Se |
| Subdivision | McKenzie Towne  |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T2Z 4H1         |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Vinyl Windows, Walk-In Closet(s)    |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                             |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished                                    |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Level |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame, Wood Siding  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 20               |
| Zoning         | R-2M             |

## Listing Details

Listing Office            RE/MAX First

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