

# \$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	22
Zoning	R-2M

## Listing Details

Listing Office            RE/MAX First

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