

56 Elgin Bay SE
Calgary, Alberta

MLS # A2202393



\$495,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,159 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

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.