



16 Elgin Bay Calgary Alberta

\$449,900

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. (id:6769)

Bedroom 8.83 Ft x 10.75 Ft

Bedroom 8.33 Ft x 10.50 Ft

Primary Bedroom 13.50 Ft x 13.25 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Living room 13.67 Ft x 13.00 Ft

Dining room 11.83 Ft x 6.58 Ft

Kitchen 14.00 Ft x 8.50 Ft

2pc Bathroom 6.58 Ft x 2.75 Ft

Listing Presented By:



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