

# \$529,500 - 44 Elgin Bay Se, Calgary

MLS® #A2235115

**\$529,500**

2 Bedroom, 3.00 Bathroom, 1,127 sqft

Residential on 0.06 Acres

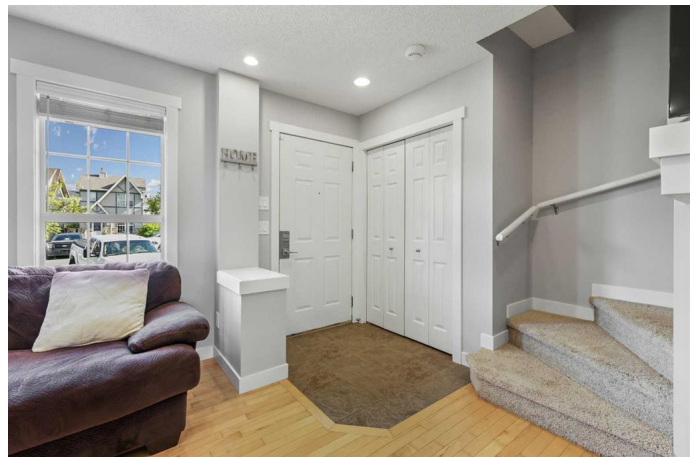
McKenzie Towne, Calgary, Alberta

Welcome to this fully developed home offering just over 1625 sq. ft. of total living space across 3 levels in the sought-after Elgin area of McKenzie Towne. This property is designed to cater to families and first-time buyers alike. Open main floor with hardwood flooring, fireplace, 2-piece powder-room, and tons of natural sunlight. Kitchen has plenty of cupboard space with a closet pantry, and Blanco double sink. The central granite island overlooks the dining & living area, making it perfect for entertaining.

Upstairs, features 2 extra-large bedrooms! Both have 4pc ensuite bathrooms with space saving barndors, plus spacious walk-in closets with custom built-in shelving. Ensuities were both renovated in 2024!

The finished basement is a movie lovers dream!! Fantastic theatre room with staggered level theatre seating, ceiling projector, sound proofing on walls and ceiling plus an awesome sound surround system. The Family Room has a built-in Murphy Bed to host your overnight guests!

The outdoor living space is just as inviting, with full fencing at the back of the home, a private extra-large aggregate deck, shrubs, trees and best of all, an outdoor BBQ Island cooking area with natural gas! The double detached garage provides ample room for vehicles. Some other great things to know! No Pets, Non smoking. New roof in 2022, new hot water tank in 2025. The front lawn has an underground sprinkler system. The main and



upper floor are wired for sound with 4 ceiling speakers on the main floor and 2 speakers in each of the upstairs bedrooms. The front has a smart receptacle and the smart switch on the BBQ island can both be hooked up to your phone.

Situated close to parks, schools, and shops, you won't want to miss out on this one!! Call your favorite realtor to book a showing.

Built in 2004

### Essential Information

MLS® #	A2235115
Price	\$529,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,127
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	44 Elgin Bay Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4M9

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

## Interior

Interior Features Built-in Features, No Animal Home, No Smoking Home, Walk-In Closet(s), Wired for Sound

Appliances Convection Oven, Dishwasher, Dryer, Microwave Hood Fan, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features BBQ gas line

Lot Description Cul-De-Sac, Rectangular Lot, Underground Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 26th, 2025

Days on Market 18

Zoning R-2M

HOA Fees 227

HOA Fees Freq. ANN

## Listing Details

Listing Office Heritage Elite Realty

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