

\$360,000 - 2016 Caldwell Road, Eastern Passage

MLS® #202509634

\$360,000

2 Bedroom, 1.50 Bathroom, 1,411 sqft

Residential on 0.55 Acres

11-B, Eastern Passage, NS

2016 Caldwell Road â€œ Ocean Views & Endless Potential in Eastern Passage. This sweet bungalow offers more than just a place to liveâ€”itâ€™s a lifestyle. Perched on just over half an acre of land, 2016 Caldwell Road boasts spectacular ocean views from your back deck and living area, with plenty of room to grow, garden, or simply enjoy the coastal breeze. The main level is filled with natural light and features a sunny living room, a bright and functional kitchen with a breakfast bar, an adjoining dining area, a full 4-piece bathroom, and the comfort of a main-level primary bedroom. Downstairs, the lower level adds even more flexibility with a spacious rec room, a second bedroom and office, a 2-piece bath, and a combined laundry and utility room with loads of extra storage. Practical updates include a durable metal roof while the furnace and fiberglass oil tank were replaced in 2014â€”adding peace of mind and long-term value. Whether you're looking to buy your first home, downsize, invest, or settle into a quieter coastal lifestyle, this home is full of charm and opportunity. The oversized lot offers expansion potential or other building opportunitiesâ€”rare to find this close to town. Located just minutes from Hartlen Point Golf Course, popular beaches, scenic trails, the Eastern Passage boardwalk and Fishermanâ€™s Cove. Youâ€™re also under 25 minutes from Dartmouth Crossing and downtown Dartmouth or Halifax. Move in now, enjoy the view, and imagine the possibilities. Book your private



showing today!

Built in 1947

Essential Information

MLS® #	202509634
Price	\$360,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,411
Acres	0.55
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 2nd, 2025

Community Information

Address	2016 Caldwell Road
Area	Halifax - Dartmouth
District	11-Dartmouth Woodside, Eastern Passage, Cow Bay
Sub-District	11-B
City	Eastern Passage
County	Halifax
Province	NS
Postal Code	B3G 1H9

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Concrete, Gravel
# of Garages	1
View	Harbour, Ocean

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Stove, Dishwasher, Refrigerator
Heating	Baseboard, Furnace, Hot Water
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Seaside Elementary School
Middle	Eastern Passage Education Centre
High	Island View High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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