# \$455,900 - 613 Auburn Bay Boulevard Se, Calgary

MLS® #A2105592

## \$455,900

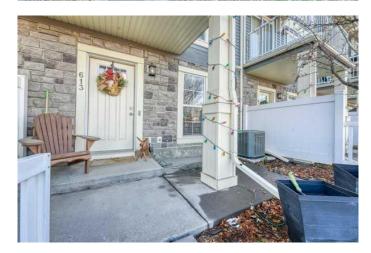
3 Bedroom, 3.00 Bathroom, 1,487 sqft Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE MONDAY FEBUARY 19TH @ 1:00 -3:00. Welcome to this stunning 3 bedroom, 2.5 bathroom townhouse nestled in the heart of Auburn Bay. This meticulously maintained home offers a nicely appointed kitchen with Stainless steal Appliances and a open concept dining area and living room. Enjoy your morning Coffee on your private deck well watching the birds at the pond directly across from your home. Check out the Great looking laminate flooring all through the main living area. Nicely updated laundry room just off the kitchen with top of the line washer/dryer appliances. Top level has a primary bedroom with a 4pc ensuite and walk in closet, two additional very good size bedrooms, 4 pc main bathroom. When entering the home on the main level you can enjoy your own private office / gym as well you can enter from your double attached garage from the back. This home also come with a Smart home system ( Doorbell camera , Nest smoke and CO2 detectors, Nest thermostat). Central air conditioner, Water filter system hooked into main line . Don't miss the beautiful feature wall in the living room and master bedroom.







Built in 2008

## **Essential Information**

MLS® # A2105592 Price \$455,900 Sold Price \$491,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,487

Acres 0.00

Year Built 2008

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Sold

## **Community Information**

Address 613 Auburn Bay Boulevard Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta

Postal Code T3M 0M3

#### **Amenities**

Amenities Snow Removal, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached, On Street

#### Interior

Interior Features Ceiling Fan(s), Granite Counters, Kitchen Island, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Basement None

#### **Exterior**

Exterior Features Other

Lot Description Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed February 18th, 2024

Date Sold February 29th, 2024

Days on Market 11

Zoning M-X1

HOA Fees 495.00

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Complete Realty

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