

\$325,000 - 52 Auburn Bay Link Se, Calgary

MLS® #A2109995

\$325,000

2 Bedroom, 2.00 Bathroom, 1,131 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

****2 BEDROOMS | LAKE PRIVILEGES | LOW
CONDO FEES | MOVE-IN READY****

Welcome to this PET-FRIENDLY 2-bedroom, 2-bathroom townhouse located in the highly sought-after community of Auburn Bay. This spacious townhouse boasts newer LVP flooring and offers a warm and inviting atmosphere.

As you enter, you're greeted by a BRIGHT front living area flooded with natural light, creating a welcoming ambiance. Step outside to your private patio, perfect for relaxing or entertaining guests.

The open-concept floor plan seamlessly connects the front living room, complete with large windows, to the kitchen featuring a large GRANITE island with an EATING BAR, PANTRY, and a good-sized dining room.

The primary bedroom is generously sized and features a HUGE master bedroom with a WALK-IN CLOSET and a 4-piece ensuite for added convenience. The second bedroom is accompanied by another 4-piece bathroom.

Additional highlights include a full-sized IN-UNIT LAUNDRY, with a front-loading washer and dryer, a large bright patio offering privacy, and in-floor heating in the entire unit.

Enjoy the convenience of WALKING



52 AUBURN BAY LINK SE - FLOORPLANS

02-24-2024

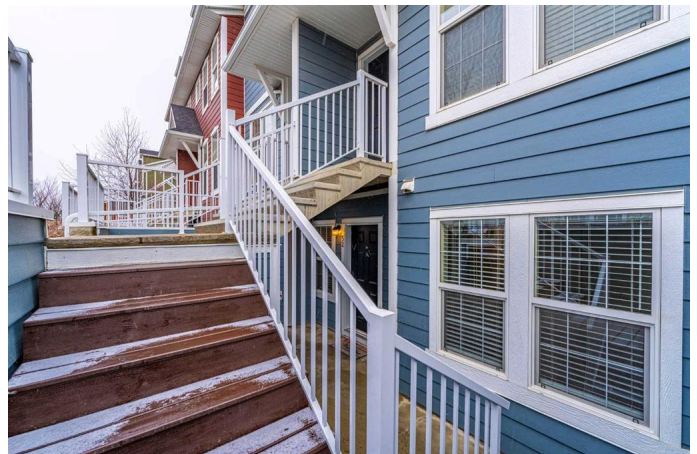


TOTAL RMS AREA: 1131 SQFT

MAIN LEVEL 1131 SQFT

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

POST SECONDARY



DISTANCE to the South Health Campus and all the shops and amenities in Seton, as well as proximity to great neighborhood schools, parks, and just MINUTES TO THE LAKE. One parking stall is included.

This property is available for IMMEDIATE POSSESSION. Don't miss the opportunity to make this charming townhouse your new home!

Built in 2013

Essential Information

MLS® #	A2109995
Price	\$325,000
Sold Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,131
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	52 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S7

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Tankless Water Heater, Washer, Window Coverings
Heating	In Floor
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 7th, 2024
Days on Market	7
Zoning	M-1
HOA Fees	495.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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