

\$450,000 - 806 Auburn Bay Square Se, Calgary

MLS® #A2110181

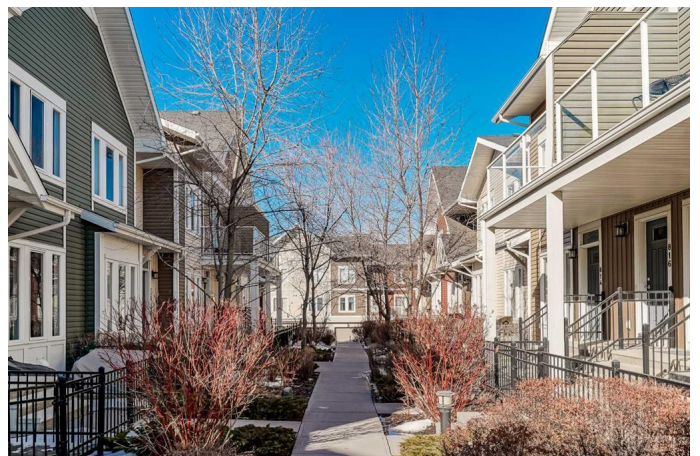
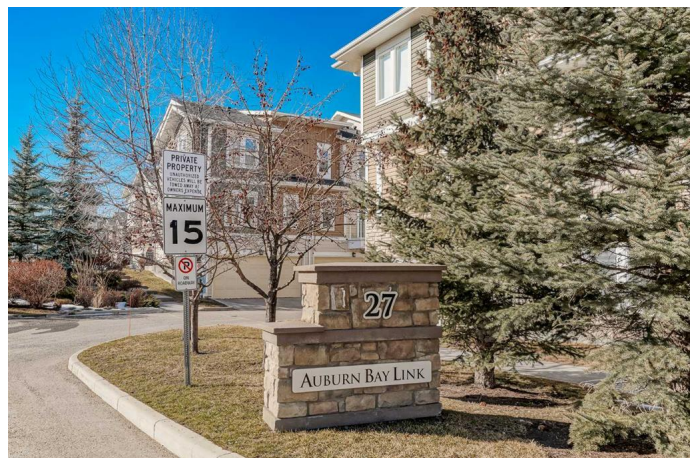
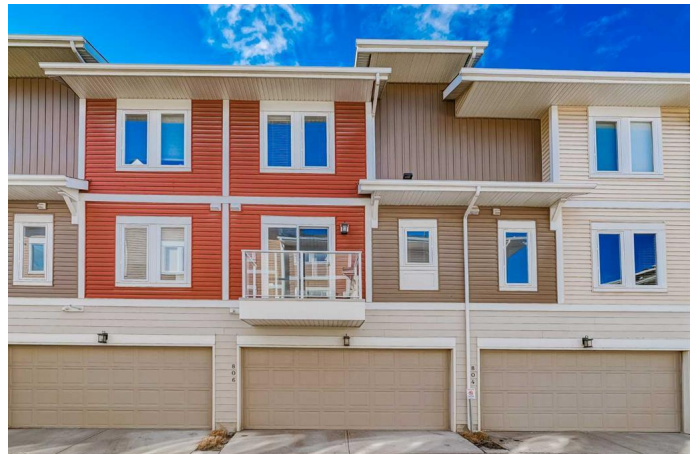
\$450,000

3 Bedroom, 3.00 Bathroom, 1,211 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Nestled perfectly between the serene Lake entrance and the bustling hub of nearby shops and restaurants lies this charming 2-storey townhome in Auburn Bay. Step into your welcoming front patio and discover an open floor plan exuding a harmonious blend of elegance and modernity. Gleaming hardwood floors complement the contemporary hues throughout, while abundant natural light floods the gracious front living room through oversized southwest-facing windows. A central dining space gracefully separates the kitchen and living areas, accommodating social gatherings with ease. The expansive kitchen boasts an island for casual dining, granite countertops, sleek dark stained cabinets reaching to the ceiling, a stylish tile backsplash, stainless steel appliances, a pantry for added convenience and a balcony where you can savor your morning coffee or unwind after a busy day. Upstairs, three generously proportioned bedrooms await, with two charming bedrooms at the front of the unit and a spacious master retreat featuring a walk-in closet and a four-piece ensuite bathroom. Downstairs, access your double attached garage with a spacious mudroom offering an organized entry point, keeping daily essentials separate from the utility room and laundry area! Enjoy the convenience of visitor parking and take advantage of a short stroll to the South Health Campus Hospital, Auburn Bay Lake for year-round activities, and proximity to shopping, dining, VIP Cineplex



theatre, and the Brookfield YMCA. Embrace the lifestyle of comfort and convenience, with summertime delights of beach outings and swimming or winter adventures on the lake. Don't let this incredible opportunity slip away—seize the chance to make this your new home sweet home!

Built in 2012

Essential Information

MLS® #	A2110181
Price	\$450,000
Sold Price	\$479,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,211
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	806 Auburn Bay Square Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0E9

Amenities

Amenities	Beach Access, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Rear Drive, Side By Side

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 16th, 2024
Days on Market	16
Zoning	M-X1
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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