

\$499,900 - 103 Auburn Bay Circle Se, Calgary

MLS® #A2112980

\$499,900

3 Bedroom, 4.00 Bathroom, 1,316 sqft

Residential on 0.05 Acres

Auburn Bay, Calgary, Alberta

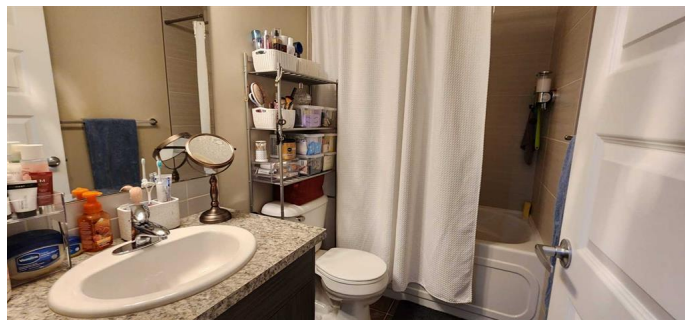
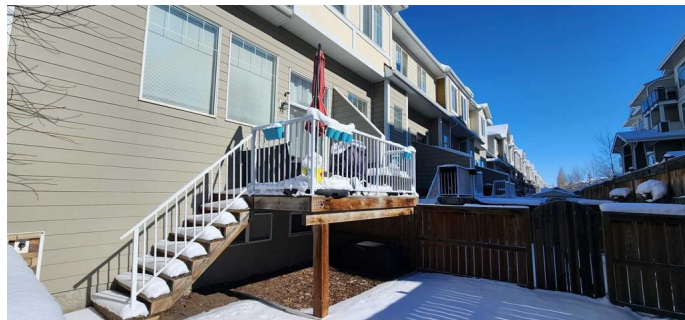
This immaculate townhouse, located in the award-winning SE Lake Community of Auburn Bay, offers a luxurious living experience with its prime location and modern amenities.

Upon entering, you're greeted by a spacious and bright living room boasting high ceilings and a patio door leading to a private deck, with stairs descending to a green space yard. The next level features an open concept dining and kitchen area adorned with quartz countertops, ample cupboard space, and a convenient 2-piece powder room.

Ascending to the top level, you'll discover a desirable layout with two primary bedrooms, each complete with a full ensuite bathroom, perfect for comfort and privacy. Additionally, the top level includes a convenient laundry area. The basement holds a third bedroom with its own ensuite, offering versatility and functionality.

Throughout the living areas, modern laminate flooring enhances the aesthetic appeal and ease of maintenance. Notably, this townhome stands out with its double attached garage, providing ample parking and storage space.

Convenience is key, with the South Health Campus just steps away and close proximity to amenities such as a movie theatre, shopping centers, restaurants, and public transport. Residents also enjoy year-round lake



privileges, adding an extra layer of enjoyment and recreation to the community lifestyle.

Overall, this townhouse presents an ideal opportunity for comfortable living in a highly sought-after location, combining modern features with the benefits of community amenities and proximity to essential services.

Built in 2012

Essential Information

MLS® #	A2112980
Price	\$499,900
Sold Price	\$505,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,316
Acres	0.05
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Sold

Community Information

Address	103 Auburn Bay Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 22nd, 2024
Days on Market	14
Zoning	M-1
HOA Fees	500.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo Realty
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