

# \$350,000 - 136 Auburn Meadows Walk Se, Calgary

MLS® #A2116900

**\$350,000**

2 Bedroom, 1.00 Bathroom, 766 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

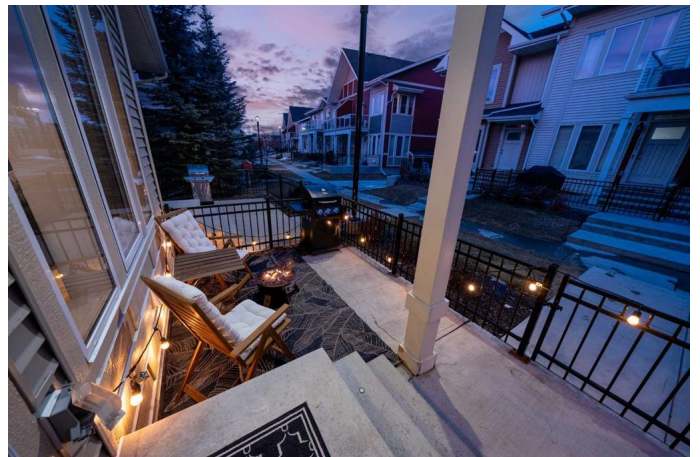
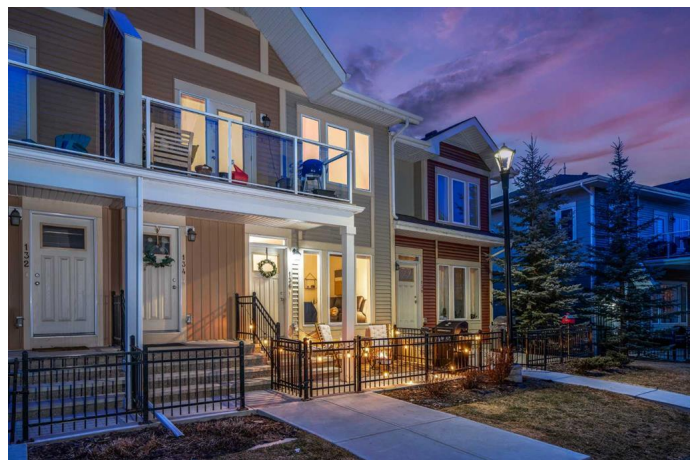
SOLD PENDING DEPOSIT. Welcome home to the perfect townhouse in the lake community of Auburn Bay! Low condo fees! It features recently installed vinyl plank flooring, granite countertops, and an attached double-car garage.

As soon as you enter the home, youâ€™™ll notice the open-concept layout, centred around your kitchen with stainless steel appliances, dishwasher, and granite countertops. Youâ€™™ll also notice the spacious main living area, complete with a cozy wall-mounted electric fireplace.

The recently re-finished hardwood floors lead you to the 2 bedrooms, both of which have recently installed vinyl plank flooring. The primary bedroom has a spacious walk-in closet and plenty of room for a queen bed. The second bedroom also features a spacious closet.

Down the hall, youâ€™™ll find the bathroom, complete with your in-suite washer and dryer. The stairs lead you to your attached garage, which has room for 2 cars parked tandem and plenty of lake toys! Whether youâ€™™re enjoying a day on the lake or just need a few groceries, this home has plenty of amenities nearby and easy access to Stoney Trail.

Built in 2013



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2116900      |
| Price          | \$350,000     |
| Sold Price     | \$365,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 766           |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Sold          |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 136 Auburn Meadows Walk Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 2E7                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave                                                               |
| Heating           | Central                                                                                             |
| Cooling           | None                                                                                                |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Electric                                                                                            |
| Basement          | None                                                                                                |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Courtyard                            |
| Lot Description   | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Wood Frame                           |
| Foundation        | Poured Concrete                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2024 |
| Date Sold      | March 26th, 2024 |
| Days on Market | 4                |
| Zoning         | DC               |
| HOA Fees       | 493.85           |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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