

\$475,000 - 103 Auburn Bay Square Se, Calgary

MLS® #A2119789

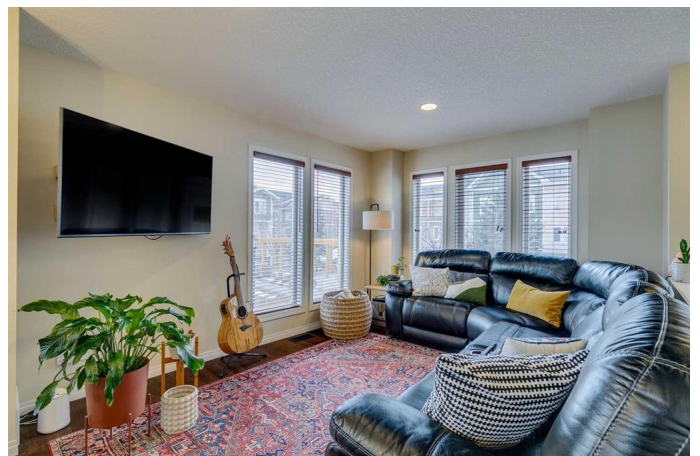
\$475,000

3 Bedroom, 3.00 Bathroom, 1,252 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this stunning end unit townhouse nestled beside a tranquil green space with mature trees, offering an abundance of windows that flood the home with natural light. This meticulously maintained property boasts 3 bedrooms, 2.5 bathrooms, and an array of desirable features. As you step inside, you're greeted by hardwood flooring that flows seamlessly throughout the main level. The kitchen is a chef's dream, featuring ceiling-height cabinets, a spacious island, granite countertops, stainless steel appliances, and a convenient pantry for ample storage. A central dining space gracefully separates the kitchen and living room, accommodating social gatherings with ease. Upstairs, you'll find a spacious primary bedroom large enough to accommodate a king-size bed, complete with a walk-in closet and a luxurious 3-piece ensuite bathroom. Two additional bedrooms and another full bathroom provide plenty of space for family or guests. Step outside to enjoy morning coffee and summertime bbq's on your southwest facing large patio. When the weather gets too hot, relax indoors with your central A/C. Downstairs, conveniently access your double attached garage, partially finished basement with laundry and extra storage space enclosed with a cute barn door. Take full advantage of the prime location, quick walk to the South Health Campus Hospital, the lake, restaurants, shopping and schools. This townhome offers the perfect combination of modern living and community amenities,



presenting an unparalleled opportunity to experience the best of Auburn Bay living.

Built in 2011

Essential Information

MLS® #	A2119789
Price	\$475,000
Sold Price	\$496,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,252
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	103 Auburn Bay Square Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Y6

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

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

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 13th, 2024
Days on Market	9
Zoning	M-X1
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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