

\$499,900 - 1402, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2120468

\$499,900

2 Bedroom, 3.00 Bathroom, 1,513 sqft

Residential on 0.05 Acres

Auburn Bay, Calgary, Alberta

Welcome to your dream former showhome nestled in the sought after community of Auburn Bay! This stunning end unit boasts a multitude of features that will make every day feel like a vacation. This unit features 2 bedrooms plus a den which was used by the current owners as a guest room space fitting a queen-size bed. The show-home upgrades such as stainless steel appliances, a gas stove, quartz countertops, a steam shower, oversized mirrors and Ames Antares tile flooring are a must see! The bright kitchen features prime counter and cupboard space and a large pantry. Enjoy the convenience of an upstairs laundry room and the comfort of heated ensuite bathroom floors, adding a touch of luxury to your daily routine. Park with ease in the double attached garage with epoxy flooring, providing ample storage space for your vehicles and belongings. Enjoy mountain views, city skylines, serene green spaces and nature pond views right out your windows! Take advantage of lake access for fishing, swimming, paddle boarding, ice skating, or cross-country skiing, along with tennis/pickleball courts and a splash park, providing endless recreational opportunities right at your doorstep. Benefit from the prime location directly across from a school and near the South Health Campus hospital, ensuring easy access to education and healthcare facilities. This turn-key property is move-in ready, allowing you to start enjoying lake living and all of Auburn Bay's amenities before



summer is here! Contact us today to schedule a viewing and experience this beautiful property firsthand.

Built in 2010

Essential Information

MLS® #	A2120468
Price	\$499,900
Sold Price	\$509,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,513
Acres	0.05
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	1402, 10 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0P6

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 14th, 2024
Days on Market	3
Zoning	R-2M
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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