

\$494,000 - 616 Auburn Bay Avenue Se, Calgary

MLS® #A2123905

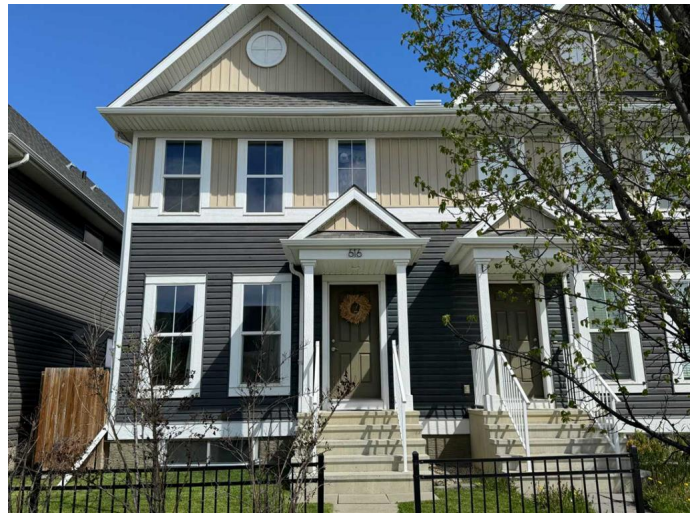
\$494,000

2 Bedroom, 3.00 Bathroom, 1,414 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome to this charming home in the highly desirable community of Auburn Bay! From the welcoming front steps and as you walk in, you will love everything about it! As you enter, the open concept main level invites you in. It starts with a spacious living room for friends and family to gather, with beautiful flooring and big windows that bring in lots of natural light! Head into to the kitchen, and you will find lots of cupboards and storage, a generous space for your table, as well as a large island, great for preparing your meals. This level also has a powder room for your convenience! Upstairs, you will enjoy TWO primary bedrooms, each with their own FULL BATH and huge walk-in closets! In between, there is a great bonus space that could be used as an office, kids play area, or a place to relax and watch tv or read a book - whatever you wish! There is a full undeveloped basement just waiting for your design ideas whether it be a playroom, workout area or rec room! (and there are already egress windows ready for you to add bedrooms!) All of this plus a beautiful fenced backyard! Great for outdoor time and cooking up dinner on the BBQ! Auburn Bay is one of the most sought after communities in the city! You are just a short walk away from a shopping center that has everything you could need - groceries, pharmacy, pubs, take out, fitness center, wine store, cafes, and so much more! South Calgary Health Campus is close by, and in this location you have easy access to Stoney Trail! Enjoy summers at the lake



and all that this area has to offer! Come and see where you could be living and loving life!

Built in 2013

Essential Information

MLS® #	A2123905
Price	\$494,000
Sold Price	\$544,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,414
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	616 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1T3

Amenities

Amenities	Beach Access, Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Off Street, On Street

Interior

Interior Features	Kitchen Island, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

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

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Back Landscaped, Level, Street Light
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete



Additional Information

Date Listed	May 17th, 2024
Date Sold	May 30th, 2024
Days on Market	13
Zoning	R-2
HOA Fees	495.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
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