

# \$599,900 - 52 Autumn Court Se, Calgary

MLS® #A2124175

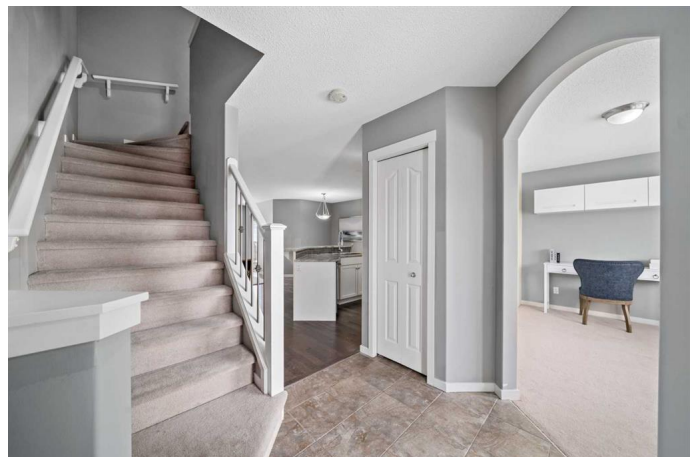
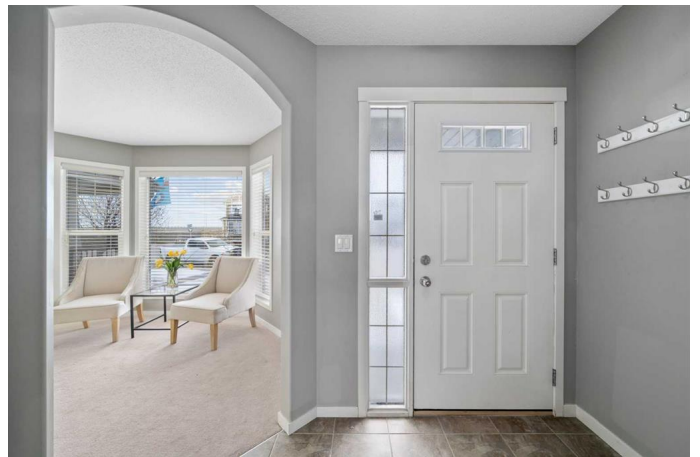
**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,415 sqft

Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

Back on the market due to financing. Welcome to your new home in the heart of Auburn Bay, where charm meets convenience. This delightful home is nestled in a coveted cul-de-sac close to schools and playgrounds. The home offers a perfect blend of comfort and functionality. Upon entry, you're greeted by a versatile main floor den, ideal for a home office or study space. The open-concept layout seamlessly integrates the living room, dining area, and kitchen, creating a welcoming atmosphere for both everyday living and entertaining guests. The powder room is perfectly located at the rear of the home as well. Upstairs, convenience takes center stage with an upper floor laundry, ensuring chores are a breeze. The spacious master bedroom features an ensuite bath and walk-in closet for added privacy and comfort, while two additional bedrooms with a Jack & Jill full bath provide ample space for family or guests. Outside, a double garage offers secure parking and storage space, enhancing the practicality of this home. But it's not just the property that shines - the neighbors here are renowned for their warmth and hospitality, often coming together for community gatherings that foster a strong sense of camaraderie. Perfectly situated within walking distance to a kids' playground and local schools, this home caters to families seeking both convenience and a sense of community. Don't miss the opportunity to make this coveted Auburn Bay address your own -



schedule your showing today and experience  
the epitome of suburban living in Calgary.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2124175    |
| Price          | \$599,900   |
| Sold Price     | \$600,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,415       |
| Acres          | 0.07        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 52 Autumn Court Se |
| Subdivision | Auburn Bay         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 0P4            |

**Amenities**

|                |                                                                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Dog Park, Game Court Interior, Park, Parking, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room |
| Parking Spaces | 2                                                                                                                                                                           |
| Parking        | Double Garage Detached                                                                                                                                                      |

**Interior**

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |
|-------------------|------------------------------------------------------------------------------------------|

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating      | Forced Air                                                                              |
| Cooling      | None                                                                                    |
| Has Basement | Yes                                                                                     |
| Basement     | Finished, Full                                                                          |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2024 |
| Date Sold      | May 3rd, 2024    |
| Days on Market | 15               |
| Zoning         | R-1N             |
| HOA Fees       | 493.85           |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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