

\$459,900 - 319, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2124245

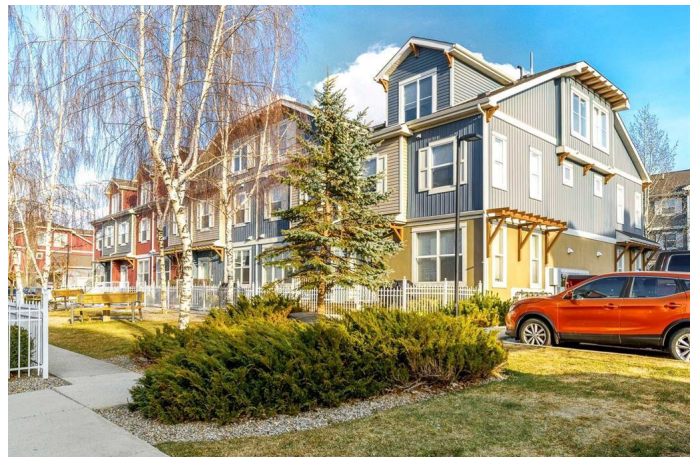
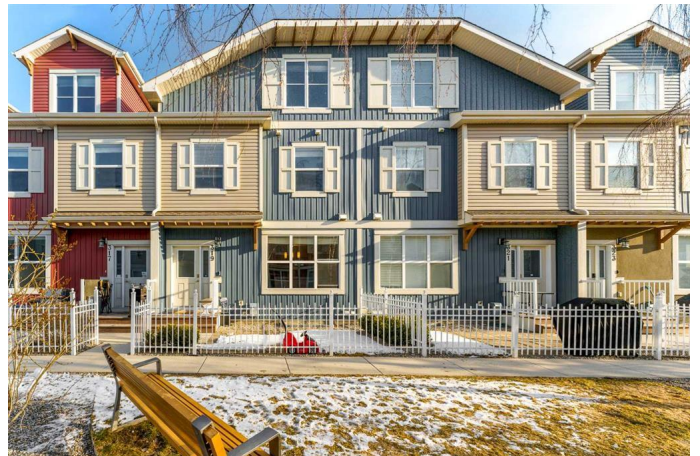
\$459,900

3 Bedroom, 3.00 Bathroom, 1,321 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Experience the charm of lake community living without breaking the bank! Step into this exquisite Jayman-built townhome in Auburn Bay, boasting 3 bedrooms plus a bonus room/loft and a fully developed basement with 3 full baths. Spread across four levels, this home offers over 1700 sq. ft. of living space. Nestled within the well-maintained complex, surrounded by mature trees and scenic pathways leading to the vibrant community, this residence welcomes you with a fenced front patio, perfect for outdoor gatherings. Inside, discover soaring ceilings and a spacious foyer with a convenient hall coat closet. The main floor dazzles with an open-concept layout encompassing a bright living room, a separate dining area, and a stylish kitchen featuring stainless steel Maytag appliances, ample cupboard space, and BRAND NEW cabinets installed in early 2023, complete with above-cabinet lighting controlled remotely. Upstairs, retreat to the primary bedroom with its own 4-piece bath and walk-in closet, along with a second well-appointed bedroom and another 4-piece bath. Ascend to the third level to find a generously sized bedroom and a versatile bonus room/loft. For ultimate relaxation and entertainment, head downstairs to the fully developed basement housing a cozy recreation room complemented by a 4-piece bath and a utility room offering ample storage space. Laundry facilities are conveniently located on this level. This pet-friendly unit, subject to board approval,



includes 1 Titled parking stall. Situated in a prime location, close to schools, restaurants, the South Health Campus Medical Centre, parks, pathways, transit, LAKE ACCESS and more, this home also offers ample on-site visitor parking and street parking for added convenience. Welcome to your new haven in Auburn Bay!

Built in 2010

Essential Information

MLS® #	A2124245
Price	\$459,900
Sold Price	\$465,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,321
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	319, 10 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0A8

Amenities

Amenities	Beach Access, Clubhouse, Community Gardens, Dog Park, Park, Parking, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Snow Removal, Trash, Visitor Parking
Parking Spaces	1

Parking Guest, Off Street, Stall, Titled

Interior

Interior Features Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 18th, 2024

Date Sold May 24th, 2024

Days on Market 36

Zoning R-2M

HOA Fees 493.85

HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bravo Realty

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