

\$499,000 - 43 Auburn Bay Boulevard Se, Calgary

MLS® #A2126040

\$499,000

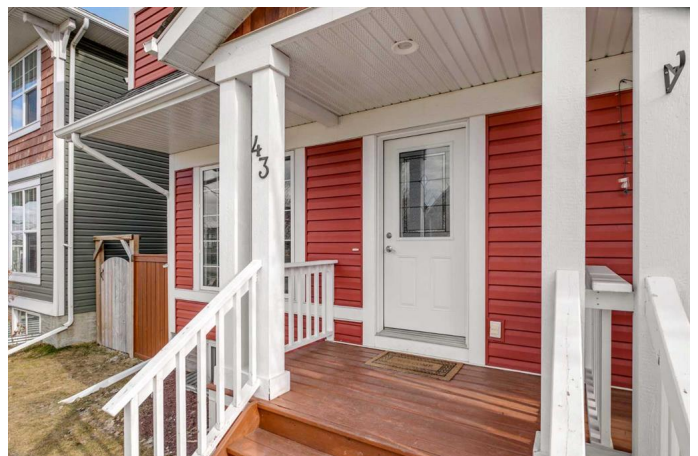
3 Bedroom, 3.00 Bathroom, 1,152 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome to this LOVELY 3 BEDROOM DUPLEX nestled in the picturesque LAKE COMMUNITY of AUBURN BAY.

This BRIGHT and WELL-MAINTAINED home offers an OPEN CONCEPT main floor layout that seamlessly integrates the living room, dining room, and kitchen. The kitchen boasts AMPLE COUNTER SPACE, STAINLESS STEEL APPLIANCES, a CENTRAL ISLAND, PLENTY OF CUPBOARD SPACE, and a convenient PANTRY. The spacious living room is flooded with natural light through LARGE WINDOWS, creating a welcoming and comfortable space for relaxation or entertaining. Upstairs, you'll find a generously sized primary bedroom with a 3-piece ensuite bathroom, along with two additional bedrooms and a full 4-piece bathroom to accommodate your family's needs. NEW HIGH END HOT WATER TANK installed on Oct 24, 2023. PLUMBING CLUB (Byron's) SUBSCRIPTION is paid till Oct 2024. The partially developed basement features a versatile recreation room, a rough-in for a bathroom, and laundry facilities in the utility room. Step outside to the FULLY FENCED BACKYARD, complete with a DOG RUN and DECK, providing a private outdoor oasis for your enjoyment. BOTH FRONT AND BACK DECKS are stained with HIGH QUALITY STAIN in Summer 2023. There is plenty of space to park in the driveway with access from the back alley. Located just ONE BLOCK away from the CLUBHOUSE AT THE LAKE, Auburn Bay



offers a fantastic community lifestyle with schools, parks, playgrounds, and easy access to amenities in Seton and SOUTH HEALTH CAMPUS. Whether you're looking for a new family home or a promising investment property, this residence presents a great opportunity to establish roots in this desirable neighborhood. Don't miss out on making this your next HOME SWEET HOME!

Built in 2010

Essential Information

MLS® #	A2126040
Price	\$499,000
Sold Price	\$535,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,152
Acres	0.06
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	43 Auburn Bay Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0V3

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Playground
Parking Spaces	2

Parking	Alley Access, Off Street, Parking Pad, RV Access/Parking
---------	--

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 4th, 2024
Days on Market	9
Zoning	R-2
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.