

# \$409,900 - 32 Auburn Bay Common Se, Calgary

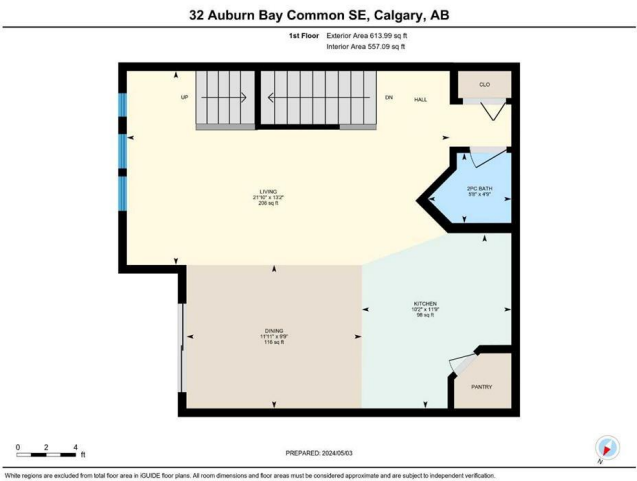
MLS® #A2128586

**\$409,900**

2 Bedroom, 3.00 Bathroom, 1,312 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Discover the epitome of comfortable living in this captivating 2-bedroom, 2.5-bathroom townhouse nestled within the beloved community of Auburn Bay. Boasting not one, but 2 parking spots, this residence offers unparalleled convenience in a neighborhood celebrated for its year-round lake access and abundance of amenities. Step inside to find a spacious open-concept main floor adorned with luxurious LVP flooring, seamlessly integrating the living room, dining area, and kitchen equipped with sleek stainless steel appliances—a haven for culinary enthusiasts and entertainers alike. Ascend the staircase to be greeted by the indulgent luxury of dual master bedrooms, each complete with its own ensuite bathroom and a cozy corner perfect for a home office setup, ensuring utmost comfort and privacy. The primary bedroom even features a private balcony, inviting you to unwind and soak in the serene ambiance on warm summer evenings. Additional perks include a storage locker and condo fees covering all utilities except electricity, adding exceptional value to this already remarkable home. Ideally positioned in Auburn Bay, mere moments from schools, amenities, and the South Campus Hospital, this residence represents the pinnacle of convenience and community living. Whether you're a discerning first-time buyer or an astute investor, this home is a must-see. Don't delay—schedule your private showing today and seize the opportunity to make this your own slice of



paradise.

Built in 2008

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2128586      |
| Price          | \$409,900     |
| Sold Price     | \$406,500     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,312         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 32 Auburn Bay Common Se |
| Subdivision | Auburn Bay              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 0M4                 |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Visitor Parking                      |
| Parking Spaces | 2                                    |
| Parking        | Assigned, Stall, Titled, Underground |

**Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                               |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |

|          |      |
|----------|------|
| Basement | None |
|----------|------|

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Lot Description   | See Remarks                     |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 3rd, 2024   |
| Date Sold      | June 19th, 2024 |
| Days on Market | 47              |
| Zoning         | M-X1            |
| HOA Fees       | 493.85          |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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