

\$539,900 - 86 Auburn Meadows View Se, Calgary

MLS® #A2137461

\$539,900

3 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.02 Acres

Auburn Bay, Calgary, Alberta

Welcome to this immaculate **THREE BEDROOM** townhouse with an **ATTACHED DOUBLE GARAGE** in a prime Auburn Bay location! As you enter on the ground level you have a great **DEN/HOME OFFICE SPACE** or possibly a TV area or a great space for the kids. Head upstairs to the living room, dining room and kitchen level and you have an amazing **MODERN KITCHEN** with quartz countertops, stainless steel appliances, vinyl flooring through the whole level, tiled backsplash, stylish lighting, pantry, laundry area with storage beside the kitchen and there is a dining area and living room adjacent to the kitchen and you have access to the upper **WEST FACING BALCONY** and the main floor is finished off with a half bathroom for guests. Upstairs you have **THREE BEDROOMS** and the primary bedroom has a walk in closet and an ensuite bathroom with a linen closet, 2 additional bedrooms and another full bathroom! One of the best locations in this townhome development as the Balcony not only faces **WEST** for warm evening sunsets, but faces Single Family homes rather than apartment style condo complexes! Move in this **SUMMER** and enjoy all things this wonderful **LAKE COMMUNITY** has to offer, with a summer filled with beach days, fishing, kayaking and paddleboarding down at the **LAKE**! This townhome is strategically and conveniently located just steps from Auburn Station, Blackbird pub, Coop and all the shops and stores. Close proximity as well to the lake,



hospital, YMCA, theatre, transit, playgrounds
and so much more! This is a well cared for
home that is sure to impress!

Built in 2019

Essential Information

MLS® #	A2137461
Price	\$539,900
Sold Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	86 Auburn Meadows View Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S1

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2024
Date Sold	June 18th, 2024
Days on Market	15
Zoning	M-2
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	Rhinorealty
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