

\$499,900 - 593 Auburn Bay Avenue Se, Calgary

MLS® #A2140958

\$499,900

2 Bedroom, 3.00 Bathroom, 1,173 sqft

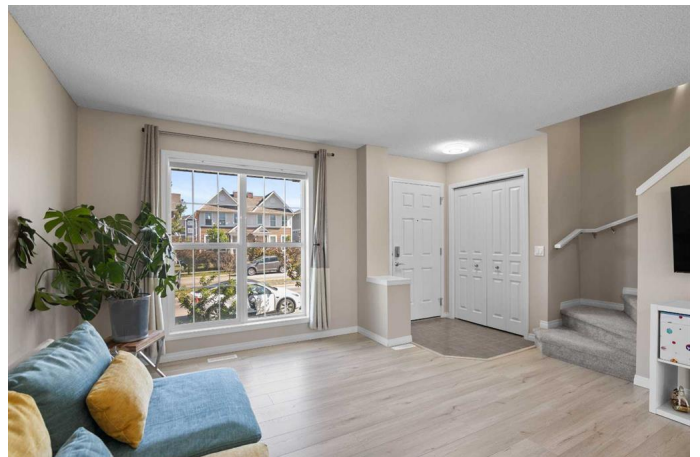
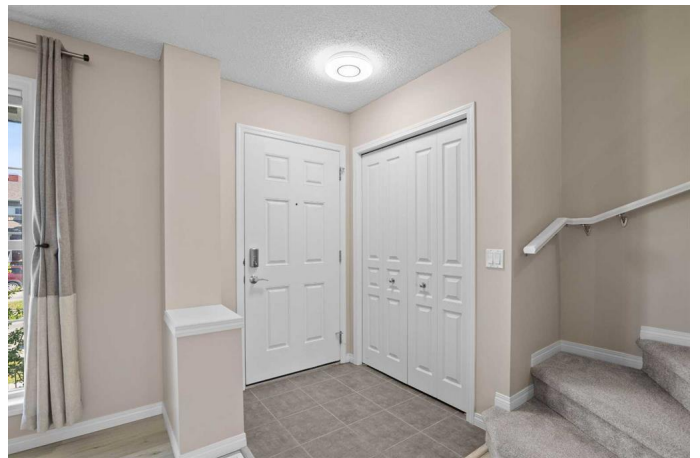
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome to a fully renovated gem in the heart of Auburn Bay! This stunning home combines modern elegance with thoughtful design, offering a perfect blend of comfort and style. As you step inside, you'll be captivated by the open-concept layout, featuring BEAND NEW laminate flooring that flows seamlessly throughout the main living areas. The spacious living room is bathed in natural light, creating a warm and inviting atmosphere. The adjacent kitchen is a chef's dream, boasting stylish white cabinetry, stainless steel appliances, subway tile backsplash, designer lighting, and granite countertops. A generous pantry and ample space for a dining table complete this culinary haven. The main floor also includes a chic half bathroom and a convenient mudroom that leads out to a large deck. Enjoy outdoor living in the South-facing landscaped yard, which offers two parking spots and potential space for a future garage.

Upstairs, you'll find two luxurious primary bedrooms, each large enough to accommodate a king-size bed and a work-from-home desk. Both bedrooms feature exquisite 4-piece ensuite bathrooms and spacious walk-in closets, providing ample storage and privacy. The unfinished basement is a blank canvas, ready for your personal touch and design ideas.

This home is perfectly situated close to all major amenities, including schools, parks, shopping, dining, the South Calgary Campus, Seton, and the YMCA. Whether you're a



first-time homebuyer, an empty nester, or an investor, this modern and meticulously maintained home offers an exceptional living experience with no condo fees. Experience the best of Auburn Bay’s lake community lifestyle, with opportunities for swimming, boating, paddleboarding, tennis, picnics in the park, and fishing at Auburn Bay Lake. This fully renovated home is a rare find, ready to welcome you with open arms.

Built in 2013

Essential Information

MLS® #	A2140958
Price	\$499,900
Sold Price	\$534,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,173
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	593 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 1T3

Amenities

Amenities Party Room, Beach Access, Clubhouse, Playground, Park, Recreation Room, Ski Accessible, Visitor Parking

Parking Spaces 2

Parking Off Street, Parking Pad

Interior

Interior Features Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Ceiling Fan(s)

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

Heating Forced Air, Natural Gas, High Efficiency

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Playground

Lot Description Back Lane, Landscaped

Roof Asphalt Shingle

Construction Wood Frame, Asphalt

Foundation Poured Concrete

Additional Information

Date Listed June 12th, 2024

Date Sold June 27th, 2024

Days on Market 12

Zoning R-2

HOA Fees 470.33

HOA Fees Freq. ANN

Listing Details

Listing Office Skyrock

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.