

# \$475,000 - 127 Auburn Bay Common Se, Calgary

MLS® #A2143767

**\$475,000**

2 Bedroom, 3.00 Bathroom, 1,218 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

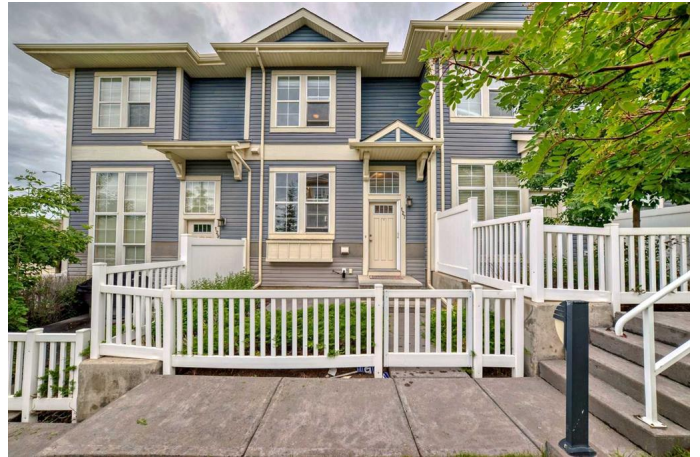
Seize the opportunity to own a stunning townhome in the highly desirable Auburn Bay community! This charming unit features a private patio and a scenic green space walking path right out front. Upon entering, you'll be greeted by abundant natural light streaming through large windows. The kitchen is equipped with granite countertops and a convenient breakfast bar. The main level boasts beautiful hardwood floors that add warmth and character to the space, leading to a spacious living room with its own balcony. Upstairs, you'll find two master bedrooms, each with walk-in closets and spacious en-suites, as well as a convenient laundry area.

The home includes several recent upgrades: a new refrigerator (2023) and washer/dryer (2023), a brand-new window unit AC, and freshly cleaned ducts (2024). Additional features include a double car garage. Just a short walk from the beautiful lake and numerous nearby amenities, this townhome offers everything you need and more.

Built in 2009

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2143767  |
| Price      | \$475,000 |
| Sold Price | \$467,500 |
| Bedrooms   | 2         |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,218         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 127 Auburn Bay Common Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M0M5                   |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Park, Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                      |
| Parking        | Double Garage Attached                                 |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Walk-In Closet(s)                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | Window Unit(s)                                                                                       |
| Has Basement      | Yes                                                                                                  |
| Basement          | Partial, Partially Finished                                                                          |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance                                             |
| Lot Description   | Close to Clubhouse, Front Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                   |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 3rd, 2024  
Date Sold                        September 16th, 2024  
Days on Market                75  
Zoning                            M-X1  
HOA Fees                        493.85  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Greater Property Group

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