

\$499,900 - 653 Auburn Bay Boulevard Se, Calgary

MLS® #A2144168

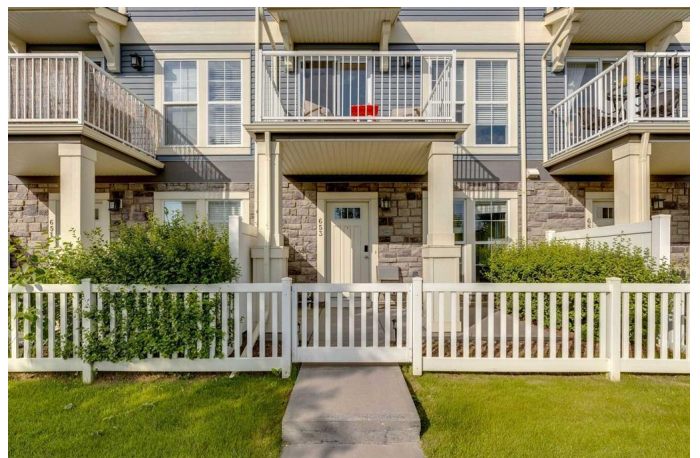
\$499,900

2 Bedroom, 3.00 Bathroom, 1,481 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautiful townhome in the lake community of Auburn Bay. With over 1,481 sq ft, this home features 2 primary bedrooms, a computer area, 2.5 baths, and a double attached garage. Move-in ready, it showcases pride of ownership throughout. This east-facing walk-out entry property overlooks a spectacular pond, park, and walking path, with direct access from the street. The large open entrance includes a main floor flex room with heated floor, perfect for a home office or workout space, with access to the double attached garage. The entry is fully tiled, and the flex room boasts tasteful laminate flooring. Upstairs, the main level features hardwood flooring, a huge chef's kitchen with a breakfast island, gorgeous granite countertops, and stainless steel appliances. Enjoy your morning coffee on the east-facing balcony while taking in the stunning view of the pond. The wide open plan is ideal for entertaining and offers a very functional layout. On the upper level, there are two primary bedrooms, each with its own en-suite (one with a full 4-piece bath, the other with a 5-foot walk-in shower) and walk-in closets with organizers. The laundry room, located just off the kitchen, includes a large window for natural sunlight. All levels are bathed in natural light due to the large windows. The front yard is fenced for your private use and creates a welcoming ambiance for visiting guests and extended family. This home is in an exceptional location,



within walking distance to the beach, skating, and the Auburn House community facility. The South Health Hospital Campus, new library, YMCA, shopping, and restaurants are only minutes away. Pet-friendly and part of a well-managed complex, this townhome offers fantastic value.

Built in 2010

Essential Information

MLS® #	A2144168
Price	\$499,900
Sold Price	\$510,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,481
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	653 Auburn Bay Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M3

Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind, Landscaped, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	July 5th, 2024
Days on Market	10
Zoning	M-X1
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	TrustPro Realty
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