

\$490,000 - 9 Auburn Bay Link Se, Calgary

MLS® #A2145066

\$490,000

2 Bedroom, 3.00 Bathroom, 1,511 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

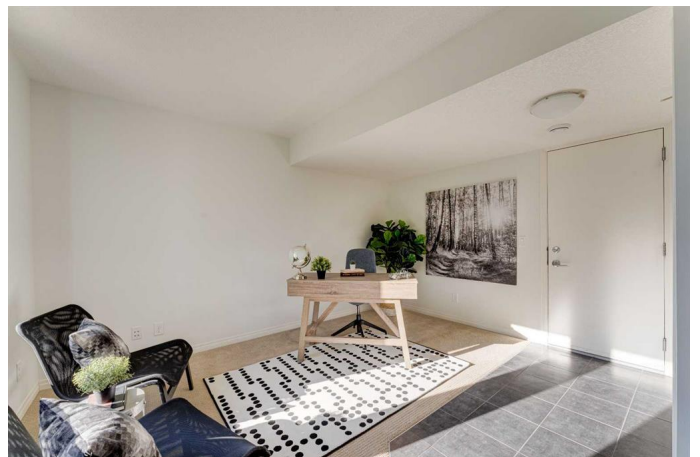
AUBURN BAY! Location is everything in real estate, and this listing for a 2-bedroom, 2.5-bathroom unit home in Auburn Bay emphasizes just that. With lake privileges and a DOUBLE ATTACHED GARAGE, this property is sure to catch the eye of potential buyers.

Upon entry, you're welcomed by a spacious flex room, offering versatility as a home gym or craft room, with easy access to the garage. The main level boasts hardwood flooring and a splendid kitchen featuring ceiling-height cabinetry, granite countertops, and stainless steel appliances. A large island and breakfast nook provide ample space for dining and entertaining. The bright living room opens up to a sizable balcony, perfect for enjoying your morning coffee.

The upper level offers added convenience with a laundry room, along with TWO generous bedrooms, each with a WALK-IN CLOSETS and ENSUITE BATHROOMS. Outside, a front patio provides a charming space for gatherings with friends.

Conveniently located within walking distance to the South Health Campus Hospital, restaurants, and shopping amenities, this home offers both comfort and convenience in a sought-after SE community.

Built in 2011



Essential Information

MLS® #	A2145066
Price	\$490,000
Sold Price	\$489,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,511
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	9 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Y5

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	None
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 12th, 2024
Days on Market	15
Zoning	M-X1
HOA Fees	497.30
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
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