

# \$520,000 - 44 Auburn Crest Park Se, Calgary

MLS® #A2155463

**\$520,000**

3 Bedroom, 3.00 Bathroom, 1,408 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

3 bedroom, 2.5 bath home with a side entry located in a play ground zone and across the street from Bayside School and park! Enter into a front lifestyle room with hardwood floors, an open design with a side 2 piece bath. The rear kitchen offers a new stove, classic white cabinetry and a plethora of cabinets, storage and prep space. Located just off the kitchen is the family size dining area with sliding doors to your South-West facing yard which comes with a lower level deck, storage shed and fenced with a gravel carport. A side entry from with access into the main level or directly to the lower level completes this space. The upper plan begins with 2 rear kids bedrooms with the 4 piece bath just outside the rooms. The primary bedroom is located at the front of the plan and comes with a walk in closet and private 4 piece en-suite bath. An un-developed lower level with newer hot water tank offers space for added development for any buyers needs! Located close to the South Health Campus, Seton's commercial district, schools, parks, playground and of course the Auburn House, lake and beach!

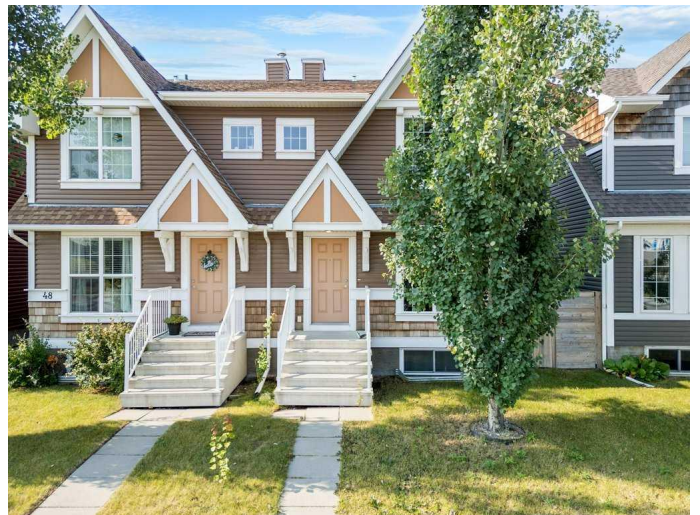
Built in 2012

## Essential Information

MLS® # A2155463

Price \$520,000

Sold Price \$533,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,408                  |
| Acres          | 0.06                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 44 Auburn Crest Park Se |
| Subdivision | Auburn Bay              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 0Z3                 |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | None                    |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                  |
| Cooling           | None                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                         |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Private Yard                                              |
| Lot Description   | Back Lane, Front Yard, Landscaped, Level, Rectangular Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 9th, 2024  |
| Date Sold      | August 16th, 2024 |
| Days on Market | 7                 |
| Zoning         | R-2               |
| HOA Fees       | 493.85            |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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