

# **\$397,500 - 218 Auburn Meadows Walk Se, Calgary**

MLS® #A2155863

**\$397,500**

2 Bedroom, 1.00 Bathroom, 853 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Pride of ownership is evident throughout this modern & upgraded 2-bedroom stacked townhouse in a beautiful, well designed, park like setting.

This home blends comfort & convenience to everything, is ideal for those seeking a starter or investment home, in a vibrant LAKE COMMUNITY. It is a short walk to ALL shopping amenities--Co-op is a minute walk, grab a burger at A&W, a playground park on the corner, or grab your Timmy's on the way to work. Or cross 52nd and have even MORE shopping options (Sobeys, shoes, and all the restaurants, etc)

Key Features of this home:

Two west facing bedrooms provide plenty of space for relaxation and rest. Master has a walk in closet. The bedrooms do not face another building, but rather are located in the gap space between buildings (visitor parking is across the street / park entry), so it feels private on each side of the unit.

Modern Upgrades: Enjoy upgraded tile on the stairs from the garage (easy clean & one of the many choice selection of upgrades), tiled spacious foyer and tile in the bathroom, sleek vinyl plank flooring in open living area and hall, cozy carpet in the bedrooms, vinyl wide slat window blinds, upgraded stainless steel appliance package, with over the range built in microwave, upgraded subway tile backsplash, separate pantry. Please refer to the virtual tour to see layout details.

Attached Single Garage: Convenient attached



single garage offers secure parking and additional storage. This townhome is roughed in for central vacuum, it is located in the garage, an excellent location to keep your house free of dust.

In-Suite Laundry: Stacking washer and dryer are included, making laundry day a breeze. It is located in the bathroom, an extra storage cabinet was added above them.

Expansive Upper Deck/Patio: The huge upper deck/patio is perfect for outdoor entertaining or simply unwinding with a view of the surrounding greenery. Its has a gas connection for your BBQ and is roughed in for central AC. It faces east, and doesn't face another unit--the view is the gap between buildings, and the park is wide for so much privacy. Check out the professional landscaping in this complex, its really well executed.

Low Condo Fees: Benefit from low condo fees, ensuring affordability while enjoying the perks of maintenance-free living. There is also ample visitor parking throughout the complex.

Lake Community: Located in a desirable lake community, you'll have access to stunning lakeside views, walking paths, and recreational activities.

This townhouse offers an amazing location, modern, great layout -- and a lake! Don't miss the opportunity to make this your new home. Please click on the virtual tour or refer to the photos for some virtual staging to see how YOU can make this townhouse YOUR home.

Built in 2014

## **Essential Information**

MLS® #	A2155863
Price	\$397,500
Sold Price	\$383,750
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	853
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Sold

### **Community Information**

Address	218 Auburn Meadows Walk Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E7

### **Amenities**

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Insulated, Single Garage Attached

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas, See Remarks
Cooling	None
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Courtyard, Private Entrance
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Lot Description	Interior Lot, Landscaped, See Remarks
Roof	Asphalt, Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 21st, 2024
Date Sold	October 7th, 2024
Days on Market	47
Zoning	DC
HOA Fees	493.85
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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