

\$525,000 - 169 Auburn Bay Boulevard Se, Calgary

MLS® #A2158179

\$525,000

3 Bedroom, 4.00 Bathroom, 1,141 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

If you want to live in the beautiful lake community of Auburn Bay for a fraction of the price, then you have found the right property. This well maintained duplex is located close to everything! Walking distance to the lake and lake house, walking distance to schools, walking distance to Seton commercial area, and walking distance to South Health Campus! As you drive through the quiet and treed Auburn Bay boulevard SE, you will find the property on your right. From the entrance, the living room with 9ft ceiling height invites you in. The stairs to the upper floor is on your right and the kitchen and dining area overlooks the landscaped backyard. The pantry, gas fireplace and a powder room completes the floor. On the upper level, there are 3 bedrooms and 2 baths. The primary bedroom is ensuite with a 3-piece bathroom. A 4-piece main bathroom is also on this floor. The basement is partially finished with an additional bathroom, laundry room and a bonus room. In the backyard, you will find a deck, landscaped space and a large 2021 built double detached garage to fit in your truck.

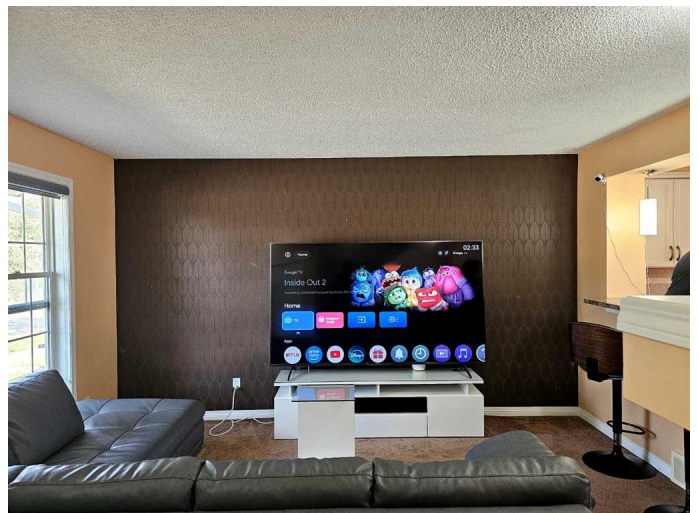
Built in 2009

Essential Information

MLS® # A2158179

Price \$525,000

Sold Price \$520,000



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,141
Acres	0.06
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	169 Auburn Bay Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0E8

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Central, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Lighting, Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lake, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 24th, 2024
Date Sold	September 4th, 2024
Days on Market	11
Zoning	R-2
HOA Fees	494.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Power Properties
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