

\$419,900 - 36 Auburn Bay Link Se, Calgary

MLS® #A2163437

\$419,900

2 Bedroom, 3.00 Bathroom, 1,229 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

END UNIT- WALK TO LAKE - PET FRIENDLY WITH PRIVATE YARD- Welcome to Auburn Bay, where lakeside living meets modern convenience. This charming townhouse offers the perfect blend of comfort and practicality, ideal for first-time buyers or those looking to downsize. Step inside to find a spacious, open-concept main floor that flows seamlessly from the living room to the dining area and kitchen, creating a welcoming space for everyday living and entertaining. The kitchen is well-equipped with sleek granite countertops, stainless steel appliances, a pantry, and a handy utility closet to keep everything organized. Large windows throughout flood the space with natural light, enhancing the warm, inviting atmosphere. Upstairs, you'll find not one but two generous primary suites, each with its own 4-piece ensuite and dual closets, providing a comfortable retreat for everyone in the household. The upper level also features the convenience of laundry facilities, making everyday chores a breeze. Outside, a fenced yard offers space for pets or summer BBQs, and the assigned parking spot right behind the unit adds an extra layer of convenience. With vinyl flooring on the main floor, this home is not only stylish but easy to maintain. Living in Auburn Bay means access to an array of year-round activities, thanks to the lake and nearby parks. Whether you're into paddleboarding in the summer, skating in the winter, or simply enjoying the outdoors, there's something for everyone. Plus, the



vibrant Seton shopping area is just minutes away, featuring restaurants, a Cineplex, and the South Health Campus for added peace of mind. All of this comes with low condo fees, making this townhouse a smart and affordable choice in one of Calgary's most desirable communities.

Built in 2013

Essential Information

MLS® #	A2163437
Price	\$419,900
Sold Price	\$412,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,229
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	36 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S8

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Outside, Stall

Interior

Interior Features	Granite Counters, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	October 1st, 2024
Days on Market	25
Zoning	M-1
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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