

\$475,000 - 105 Auburn Bay Circle Se, Calgary

MLS® #A2163451

\$475,000

2 Bedroom, 3.00 Bathroom, 1,467 sqft

Residential on 0.03 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE SUNDAY SEPTEMBER 8TH - NOON TO 2:00 pm. Step into the epitome of modern living in Auburn Bay with this trendy townhome. The main floor features luxury vinyl plank flooring, sleek cabinets, and a stunning granite countertop complemented by stainless steel appliances. The eating area boasts extra room for ample storage, while the living room offers large windows that flood the space with natural light and convenient access to your own private yard which is perfect for friends and family to get together for BBQs. Upstairs, you'll find not just one, but two primary bedrooms, each complete with its own ensuite bathroom, making mornings a breeze. Laundry conveniently located upstairs adds to the practicality of this home. The partially finished basement is an entertainment haven with a spacious family room which is well utilized as an exercise or den space. Outside, enjoy a private yard perfect for relaxing or hosting friends and family gatherings. With an attached single detached garage parking is hassle-free. The location couldn't be more ideal - close to shops, schools, and just steps from the South Calgary Health Campus makes this home a perfect blend of convenience and lifestyle.

Built in 2012

Essential Information

MLS® #

A2163451



Price	\$475,000
Sold Price	\$477,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,467
Acres	0.03
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	105 Auburn Bay Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1S6

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Granite Counters, High Ceilings, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Interior Lot, Landscaped

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 18th, 2024
Days on Market	12
Zoning	M-1
HOA Fees	500.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.