

# \$539,900 - 82 Auburn Meadows View Se, Calgary

MLS® #A2164323

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,473 sqft

Residential on 0.01 Acres

Auburn Bay, Calgary, Alberta

FINALLY.... a home that has everything you want now PLUS what you'll need in your future, at an affordable price, with very low condo fees, surrounded by all the amenities you could ever hope for! Units in this complex rarely come up for sale, and when they do, they sell quickly, especially 3 bedroom ones. That's thanks to a floor plan that perfectly balances "Open-Concept Living" with private spaces for a quiet retreat after a long day. This particular home also has a stand-alone balcony where you can see views of the mountains & downtown, and watch community & city fireworks presentations from. You'll be amazed how natural light fills the space thanks to having both East & West facing windows. Top to bottom, the interior finishes are as beautiful as they are functional, and having an attached insulated & drywalled double garage is a game-changer! You'll also love being walking distance from Restaurants, Pubs, Coffee Shops. Grocery stores, Boutique Shops & numerous medical offices as much as the having the world's largest YMCA, walking & biking paths, parks, playgrounds & schools so close by. Add on all the fun that comes with membership to your own private community lake and having amazing access both within the community & to anywhere in the city, and you truly have found the one! Make it yours before someone else does!

Built in 2019



## Essential Information

MLS® #	A2164323
Price	\$539,900
Sold Price	\$535,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,473
Acres	0.01
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

## Community Information

Address	82 Auburn Meadows View Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S1

## Amenities

Amenities	Park, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated

## Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Front Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 16th, 2024
Date Sold	September 30th, 2024
Days on Market	14
Zoning	M-2
HOA Fees	494.00
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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