

# \$469,900 - 39 Auburn Bay Common Se, Calgary

MLS® #A2171504

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

**\*\*Charming End Unit Townhouse in Auburn Bay â€” Your Perfect Home Awaits!\*\***

Welcome to your dream home in the desirable community of Auburn Bay! This stunning end-unit offers an abundance of natural light, thanks to its well-designed open floor plan. Featuring a spacious living area that flows seamlessly into a modern kitchen, you'll love cooking and entertaining on beautiful granite countertops and a convenient kitchen island.

Enjoy the convenience of a fully fenced yard, ideal for pets or outdoor gatherings, and take advantage of the double attached garage for secure parking. Plus, with plenty of visitor parking, hosting friends and family has never been easier.

Auburn Bay's vibrant community features incredible amenities, including a clubhouse, scenic lake, sandy beach, fishing, and playgrounds.

Donâ€™t miss out on this fantastic opportunity to live in a community that truly has it all. Schedule your private showing today!

Built in 2008

## Essential Information

MLS® #                   A2171504

Price                     \$469,900



Sold Price	\$469,100
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,232
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### Community Information

Address	39 Auburn Bay Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M6

### Amenities

Amenities	Parking, Secured Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Garden, Storage
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 10th, 2024
Date Sold	October 22nd, 2024
Days on Market	12
Zoning	M-X1
HOA Fees	493.85
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Capital Realty
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