



THE
A-TEAM

**RE/MAX
FIRST**

10 AUBURN BAY Avenue #1218, Calgary T3M 0P6

MLS® #: **A2139831**

Area: **Auburn Bay**

Listing Date: **09/12/24**

List Price: **\$429,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 22-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,388**
Low Sqft:
Ttl Sqft: **1,388**

DOM

70
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape, Landscaped, Level**
Park Feat: **Stall, Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Courtyard**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`11" x 14`1"
Bedroom - Primary	Second	10`3" x 12`9"
4pc Ensuite bath	Second	4`11" x 10`1"
Loft	Third	17`2" x 21`3"
Office	Main	4`10" x 4`10"

Room	Level	Dimensions
Kitchen	Main	16`11" x 8`11"
Bedroom	Second	9`9" x 9`10"
4pc Bathroom	Second	8`0" x 5`0"
Game Room	Basement	20`4" x 16`10"
2pc Bathroom	Basement	5`3" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$296

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

Legal Desc: **1111241**

Remarks

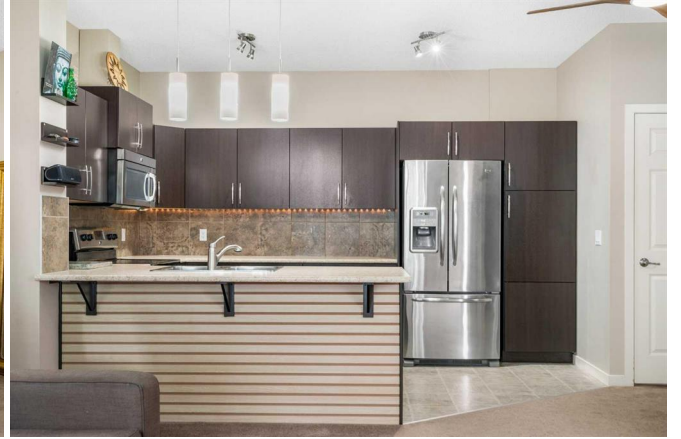
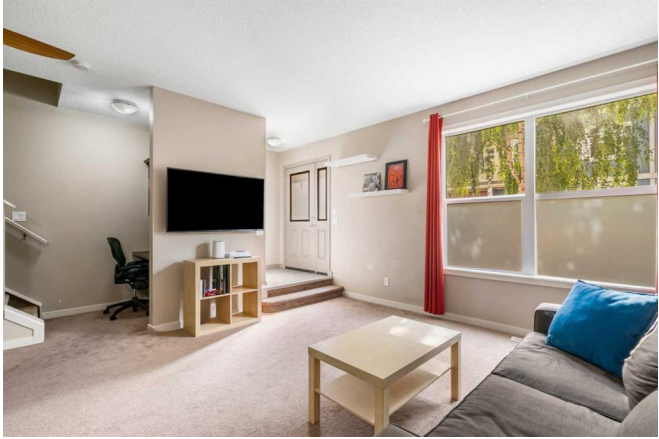
Pub Rmks: **This three-level town home in Auburn Bay boasts more than 1,800 square feet of versatile living space. The open-concept main floor features 9' ceilings, a large living room, new kitchen counters with breakfast bar seating, stainless steel appliances and the convenience of an alcove office. The large south-facing windows allow in an abundance of natural light, creating a warm, inviting ambience. Upstairs features a spacious primary bedroom with walk-in closet and sparkling clean 4-piece ensuite. A second bedroom and an additional 4-piece main bathroom complete the level. There's even more room in the huge third floor loft - it's the perfect, quiet environment for a home office, a kids play area, hobby room, guest room or entertainment area. There's also an open recreation room in the partially finished basement that includes a wet bar and 2-piece bath. The rest awaits your personal touch with much of the framing, drywall, and electrical already completed. Outside, the south facing patio faces the central courtyard and is a great place to relax, soak up the sun or enjoy a barbecue. Conveniently located near area schools, parks, shopping, restaurants and entertainment, this town home also includes access to popular Auburn Bay Lake which offers year-round activities. Make this your new home and enjoy all that Auburn Bay has to offer! Watch the video tour and schedule your in-person visit to make this beautiful town home yours!**

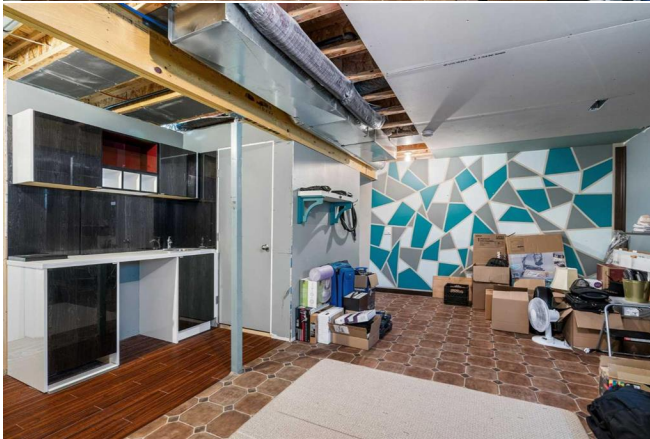
Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





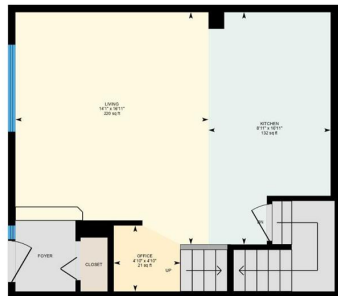






1218-10 Auburn Bay Ave SE, Calgary, AB

Main Floor Exterior Area 516.73 sq ft



PREPARED: 2024/09/11



White regions are excluded from total floor area in KUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1218-10 Auburn Bay Ave SE, Calgary, AB

2nd Floor Exterior Area 522.62 sq ft



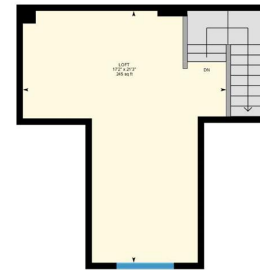
PREPARED: 2024/09/11



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1218-10 Auburn Bay Ave SE, Calgary, AB

Loft Exterior Area 338.65 sq ft



PREPARED: 2024/09/11



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1218-10 Auburn Bay Ave SE, Calgary, AB

Basement (Below Grade) Exterior Area 518.85 sq ft



PREPARED: 2024/09/11



While regions are included from this floor area in GMLSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.