



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 AUBURN BAY Avenue #1220, Calgary T3M 0P6**

MLS®#: **A2156625**

Area: **Auburn Bay**

Listing Date: **08/09/24**

List Price: **\$445,900**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 03-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: **1,446**  
Low Sqft:  
Ttl Sqft: **1,446**

DOM

**104**  
Layout  
Beds: **2 (2 )**  
Baths: **3.0 (3 0)**  
Style: **3 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat: **Other**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **High Ceilings, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 8`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 9`9"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Loft</b>	<b>Third</b>	<b>13`7" x 23`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`10" x 14`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 12`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>20`3" x 15`9"</b>

Legal/Tax/Financial

Condo Fee:  
**\$352**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-2M**

Legal Desc: **1111241**

Remarks

Pub Rmks: **Welcome to your ideal starter home at the Chesapeake complex in Auburn Bay, one of Calgary's premier lake communities with year-round access. This three-level townhome offers over 1,900 square feet of living space, including a versatile third-level loft. As you enter through the front patio, you'll be greeted by 9-foot ceilings and bright windows that fill the main level with natural light. The main level features hardwood floors throughout the living and dining areas. The kitchen offers ample cabinet space and stainless steel appliances. On the second level, you'll find two bedrooms and two bathrooms, including a primary bedroom with a four-piece ensuite and a walk-in closet. The third level boasts a spacious 306-square-foot loft that can be used as a third bedroom, playroom, or home office. The fully finished basement provides additional living space with an open rec room, a three-piece bathroom, and a laundry/utility room. This home is conveniently located near schools, shopping, entertainment, and just a short walk to public transportation. Book your showing today!**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

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







