



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:

Access:

Lot Feat: Other
Park Feat: Stall

Finished Floor Area
Abv Sqft: 1,446
Low Sqft:
Ttl Sqft: 1,446

DOM

40
Layout
Beds: 2 (2)
Baths: 3.0 (3 0)
Style: 3 Storey

Parking

Ttl Park: 1
Garage Sz:

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

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Bedroom, 4pc Ensuite bath, Loft, and 4pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Bedroom, 4pc Bathroom, Game Room, and Basement.

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

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







