



THE
A-TEAM

**RE/MAX
FIRST**

56 AUBURN BAY Link, Calgary T3M 1S7

MLS® #: **A2161192** Area: **Auburn Bay** Listing Date: **09/10/24** List Price: **\$414,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2013**

Finished Floor Area
 Abv Sqft: **1,202**
 Low Sqft:
 Ttl Sqft: **1,202**

DOM

9
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking
 Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Back Yard
 Assigned,Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`6" x 11`6"	Living Room	Main	16`0" x 11`0"
Furnace/Utility Room	Main	6`6" x 6`6"	Laundry	Upper	3`6" x 3`9"
Attic (Finished)	Upper	15`0" x 14`0"	Bedroom - Primary	Upper	14`0" x 13`6"
Bedroom	Upper	14`0" x 11`0"	2pc Bathroom	Main	7`0" x 3`6"
3pc Ensuite bath	Upper	7`0" x 5`6"	4pc Ensuite bath	Upper	8`0" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$309

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1313178**

Remarks

Pub Rmks: **This beautifully appointed Zen townhome in the lake community of Auburn Bay offers an exceptional living experience with two parking stalls—a rare find in this complex! The main floor welcomes you with a bright, spacious layout, featuring laminate flooring throughout the living and dining areas. The kitchen boasts contemporary cabinets, quartz countertops, and stainless steel appliances, perfect for any culinary enthusiast. Upstairs, enjoy the convenience of dual primary bedrooms, each with its own ensuite, plus stacked laundry and access to a pull-down attic for extra storage. The fenced backyard is ideal for outdoor relaxation, and the proximity to the hospital, groceries, restaurants, YMCA, and more make this location incredibly convenient. Currently tenanted by someone eager to stay, this home also offers a great investment opportunity. Don't miss out on this fantastic home—call today to schedule your private viewing!**

Inclusions:
Property Listed By: **NA**
RE/MAX Realty Professionals

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







