



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 AUBURN BAY Circle, Calgary T3M1S6**

MLS®#: **A2163451**

Area: **Auburn Bay**

Listing Date: **09/05/24**

List Price: **\$475,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2012**

Lot Information

Lot Sz Ar: **1,388 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Lawn,Interior Lot,Landscaped**  
Park Feat: **Single Garage Attached**

DOM

**13**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Second</b>	<b>17`4" x 15`2"</b>
<b>Dining Room</b>	<b>Third</b>	<b>10`9" x 10`5"</b>
<b>Bedroom</b>	<b>Level 4</b>	<b>17`4" x 14`3"</b>
<b>4pc Ensuite bath</b>	<b>Level 4</b>	<b>5`0" x 8`8"</b>
<b>Game Room</b>	<b>Lower</b>	<b>12`2" x 10`5"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Third</b>	<b>11`8" x 9`11"</b>
<b>2pc Bathroom</b>	<b>Third</b>	<b>5`2" x 4`10"</b>
<b>Bedroom - Primary</b>	<b>Level 4</b>	<b>17`4" x 11`10"</b>
<b>4pc Ensuite bath</b>	<b>Level 4</b>	<b>5`1" x 8`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>12`7" x 5`9"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$323**

**Fee Simple**

**M-1**

Fee Freq:

**Monthly**

Legal Desc: **1213541**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY SEPTEMBER 8TH - NOON TO 2:00 pm. Step into the epitome of modern living in Auburn Bay with this trendy townhome. The main floor features luxury vinyl plank flooring, sleek cabinets, and a stunning granite countertop complemented by stainless steel appliances. The eating area boasts extra room for ample storage, while the living room offers large windows that flood the space with natural light and convenient access to your own private yard which is perfect for friends and family to get together for BBQ's. Upstairs, you'll find not just one, but two primary bedrooms, each complete with its own ensuite bathroom, making mornings a breeze. Laundry conveniently located upstairs adds to the practicality of this home. The partially finished basement is an entertainment haven with a spacious family room which is well utilized as an exercise or den space. Outside, enjoy a private yard perfect for relaxing or hosting friends and family gatherings. With an attached single detached garage parking is hassle-free. The location couldn't be more ideal - close to shops, schools, and just steps from the South Calgary Health Campus makes this home a perfect blend of convenience and lifestyle.**

Inclusions: **N/A**

Property Listed By: **RE/MAX Landan Real Estate**

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