



THE
A-TEAM

**RE/MAX
FIRST**

10 AUBURN BAY Avenue #404, Calgary T3M 0P7

MLS® #: **A2164249**

Area: **Auburn Bay**

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

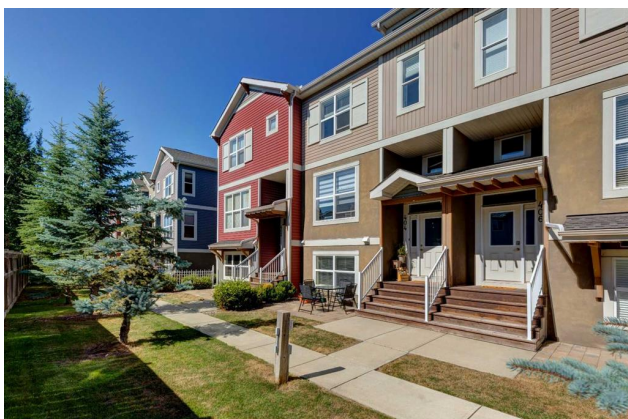
List Price: **\$509,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2010**
Lot Information
Lot Sz Ar: **1,399 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,322**
Low Sqft:
Ttl Sqft: **1,322**

DOM

11
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **4**

Access:

Lot Feat: **Back Lane, Landscaped, Street Lighting, Yard Lights, Rectangular Lot**
Park Feat: **Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, Playground, Private Entrance**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 4`9"	Balcony	Main	9`8" x 6`11"
Dining Room	Main	9`11" x 15`6"	Kitchen	Main	9`0" x 12`10"
Living Room	Main	12`3" x 17`2"	3pc Ensuite bath	Second	8`2" x 5`1"
4pc Bathroom	Second	8`2" x 5`0"	Bedroom	Second	10`8" x 12`1"
Bedroom	Second	9`5" x 15`2"	Bedroom - Primary	Second	12`3" x 12`7"
Walk-In Closet	Second	6`7" x 4`11"	Game Room	Lower	12`2" x 9`8"

Legal/Tax/Financial

Condo Fee:
\$398

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

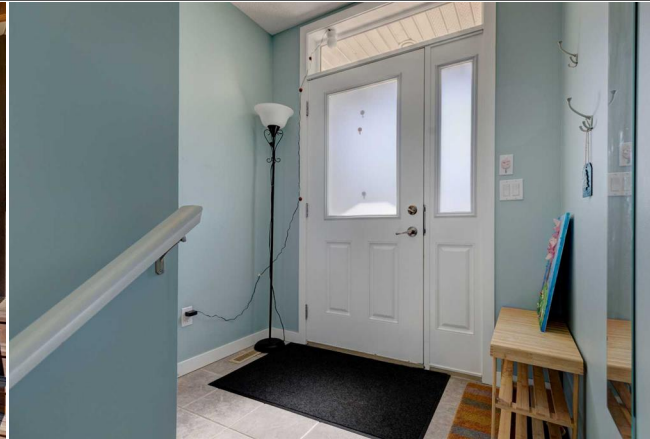
Legal Desc: **1111241**

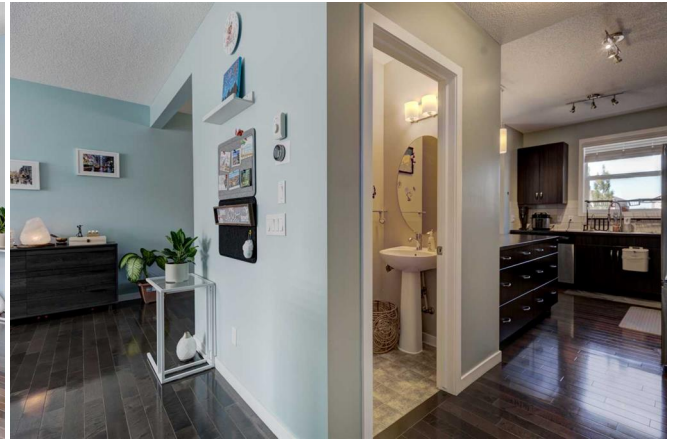
Remarks

Pub Rmks: **This two storey home is nestled in one of the most coveted family friendly and quiet cul-de-sac locations in Auburn Bay. 1323 sq. Ft., this home has an open floor plan with 9 ft. ceiling on the main floor. the spacious living room with big windows for natural lights, invites you to unwind and to entertain in the formal dining room with a door leading to a balcony with view. The open kitchen features a large island and a pantry with ample storage, bringing a modern touch to the home. Completing this floor is a 2 pc bath. Three bedrooms upstairs, including a spacious master bedroom with a walk in closet and a 3 pc ensuite, 2 additional well sized bedrooms & a 4pc bathroom. The fully finished lower level with a huge open & bright recreation room that can be used as an office or guest room. The double attached garage 20 x 19 ft with additional driveway for guest parking, extra visitor parking is around the corner. Auburn Bay is a sought after established community, with close proximity to the lake, shopping, off leash dog park, playgrounds. Within 1 km to elementary and Junior high schools, 6 minutes drive to South Health Campus and easy access to the rest of the city via major arterials.**

Inclusions: **N/A**
Property Listed By: **Grand Realty**

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







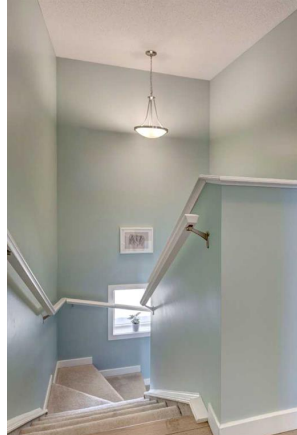
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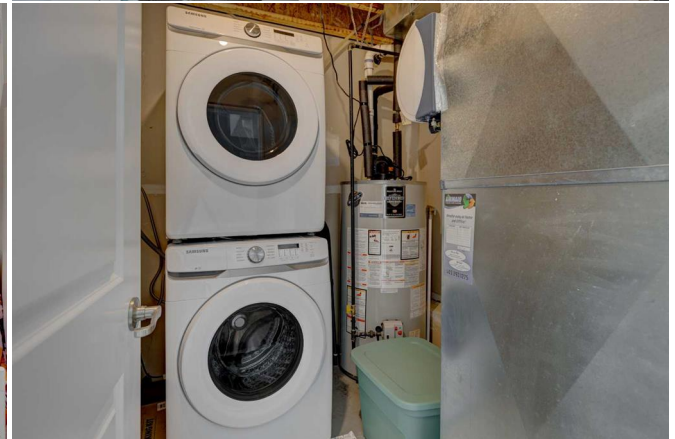
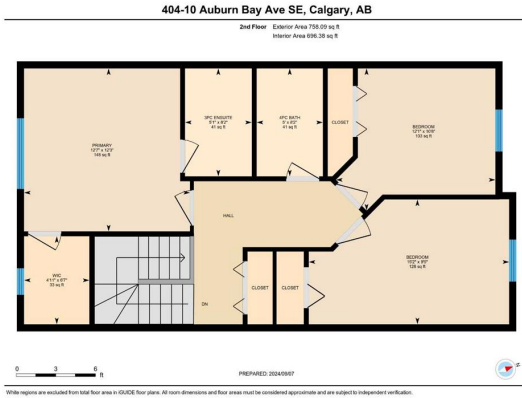
Main Floor Exterior Area 650.36 sq ft
Interior Area 620.18 sq ft



0 3 6 ft PREPARED: 2024/08/07

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





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Basement (Below Grade) Exterior Area 313.77 sq ft
Interior Area 208.42 sq ft
Excluded Area 425.33 sq ft



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

