



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**82 AUBURN MEADOWS View, Calgary T3M 2S1**

MLS®#: **A2164323**      Area: **Auburn Bay**      Listing Date: **09/16/24**      List Price: **\$539,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **612 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,473**  
 Low Sqft:  
 Ttl Sqft: **1,473**

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

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

Access:  
 Lot Feat: **Back Lane,Front Yard,Lawn,Level**  
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Rear,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding,Stone**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator**  
 Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	13`1" x 9`7"	Foyer	Main	7`5" x 5`4"
Living Room	Second	13`8" x 12`0"	Dining Room	Second	13`8" x 7`6"
Kitchen	Second	13`7" x 12`0"	Laundry	Second	5`9" x 4`10"
Bedroom - Primary	Third	13`8" x 9`8"	Bedroom	Third	9`7" x 8`4"
Bedroom	Third	14`7" x 8`5"	Walk-In Closet	Third	6`1" x 5`8"
2pc Bathroom	Second	4`11" x 4`10"	3pc Ensuite bath	Third	9`4" x 4`11"
4pc Bathroom	Third	8`3" x 4`11"			

Condo Fee:  
**\$263**

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

Zoning:  
**M-2**

Legal Desc: **1710156**

Remarks

Pub Rmks: **FINALLY.... a home that has everything you want now PLUS what you'll need in your future, at an affordable price, with very low condo fees, surrounded by all the amenities you could ever hope for! Units in this complex rarely come up for sale, and when they do, they sell quickly, especially 3 bedroom ones. That's thanks to a floor plan that perfectly balances "Open-Concept Living" with private spaces for a quiet retreat after a long day. This particular home also has a stand-alone balcony where you can see views of the mountains & downtown, and watch community & city fireworks presentations from. You'll be amazed how natural light fills the space thanks to having both East & West facing windows. Top to bottom, the interior finishes are as beautiful as they are functional, and having an attached insulated & drywalled double garage is a game-changer! You'll also love being walking distance from Restaurants, Pubs, Coffee Shops. Grocery stores, Boutique Shops & numerous medical offices as much as the having the world's largest YMCA, walking & biking paths, parks, playgrounds & schools so close by. Add on all the fun that comes with membership to your own private community lake and having amazing access both within the community & to anywhere in the city, and you truly have found the one! Make it yours before someone else does!**

Inclusions: **All window coverings and garage shelving & tire racks**  
Property Listed By: **CIR Realty**

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









