



THE
A-TEAM

**RE/MAX
FIRST**

103 AUBURN BAY Common, Calgary T3M 0M5

MLS®#: **A2171361**

Area: **Auburn Bay**

Listing Date: **10/09/24**

List Price: **\$459,999**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 16-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area

Abv Sqft: **1,227**

Low Sqft:

Ttl Sqft: **1,227**

DOM

42

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat: **Back Lane,Close to Clubhouse,Front Yard,Low Maintenance Landscape,Landscaped**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Breakfast Bar,Closet Organizers**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Balcony	Main	3`8" x 7`7"	Living Room	Main	12`3" x 13`9"
Dining Room	Main	7`1" x 13`9"	2pc Bathroom	Main	3`1" x 6`9"
Kitchen With Eating Area	Main	13`9" x 10`9"	Entrance	Main	6`5" x 6`2"
4pc Ensuite bath	Upper	4`11" x 7`10"	Walk-In Closet	Upper	5`0" x 5`0"
Bedroom - Primary	Upper	13`9" x 11`3"	Laundry	Upper	6`5" x 3`4"
Walk-In Closet	Upper	6`5" x 4`9"	Bedroom	Upper	10`6" x 13`2"
4pc Ensuite bath	Upper	7`10" x 4`11"	Storage	Basement	17`2" x 13`2"

Condo Fee:
\$255

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **1010577**

Remarks

Pub Rmks: **Welcome to this beautifully upgraded Auburn Bay townhome, where style, comfort, and functionality come together in every detail. The main floor features warm engineered wood floors throughout, creating a cozy ambiance. The modern kitchen is a chef's dream, with stainless steel appliances, granite countertops, and an upgraded dishwasher, all flowing seamlessly into the open living and dining areas. Large windows fill the space with natural light, leading to a private balcony for outdoor enjoyment. Upstairs, you'll find two spacious master bedrooms, each with its own ensuite, providing a serene retreat for rest and privacy. The lower level offers practicality with a mudroom, extra storage, and a double attached garage. Step outside to enjoy your private fenced patio, perfect for evening gatherings or weekend barbecues. Just moments away from Auburn Bay Lake, you'll have exclusive access to year-round recreation. Plus, parks, walking paths, schools, shopping, and the South Health Campus are all within reach, making this location ideal for families and professionals alike. With low-maintenance living in mind, this home is fully equipped with modern upgrades, including new lighting, a freshly installed front door, and a brand-new laundry setup. Whether you're hosting or relaxing, this home offers the perfect balance of comfort and convenience in one of Calgary's most desirable lake communities. Don't miss out on this gem!**

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

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







