

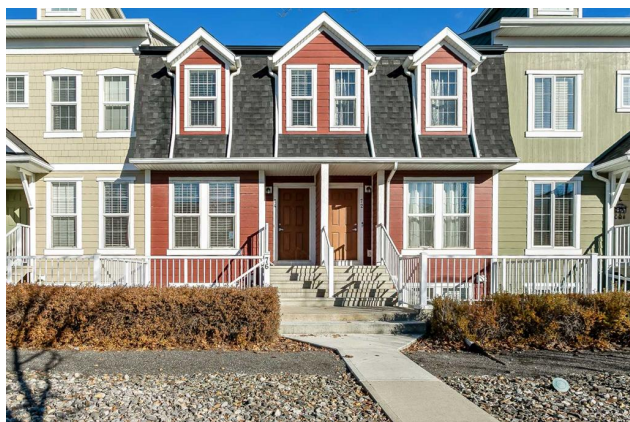


THE
A-TEAM

**RE/MAX
FIRST**

74 AUBURN BAY Link, Calgary T3M 0E9

MLS®#: **A2175036** Area: **Auburn Bay** Listing Date: **10/25/24** List Price: **\$424,900**
 Status: **Active** 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:
 Lot Shape:

Access:

Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,101**
 Low Sqft:
 Ttl Sqft: **1,101**

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Stacked,Window Coverings**
 Utilities: **Open Floorplan,Storage**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`0" x 15`7"	Dining Room	Main	8`2" x 10`2"
Kitchen	Main	7`2" x 14`11"	Furnace/Utility Room	Main	5`10" x 6`2"
Bedroom - Primary	Upper	13`6" x 14`2"	Bedroom	Upper	12`4" x 14`2"
Laundry	Upper	2`10" x 3`5"	2pc Bathroom	Main	3`3" x 6`11"
4pc Ensuite bath	Upper	4`11" x 8`1"	3pc Ensuite bath	Upper	5`11" x 7`0"

Legal/Tax/Financial

Condo Fee:
\$361

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1311240**

Remarks

Pub Rmks: **Welcome to this charming 2 bedroom, 2.5 bath townhome, offering an ideal blend of comfort and convenience! Perfect for homeowners or investors, this home features two spacious master bedrooms, each complete with its own private ensuite perfect for privacy and relaxation. Step into the bright and freshly painted main floor, where brand new laminate flooring creates a clean, modern feel. The open living space offers versatility and is ready for your personal touch. A unique attic space adds valuable storage options, a feature rarely found in homes of this kind. A new furnace was installed in 2022 and is covered by a warranty until 2031. The townhome also includes an assigned outdoor parking stall and is located in a desirable area, just minutes from the lake and the South Health Campus hospital, making it convenient for both work and leisure. Don't miss your chance to own this well-maintained home in a prime location!**

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

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

