



THE A-TEAM

RE/MAX FIRST

146 AUBURN MEADOWS Walk, Calgary T3M 2E7

MLS#: A2177791 Area: Auburn Bay Listing Date: 11/06/24 List Price: \$520,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2015

Lot Information

Lot Sz Ar:
Lot Shape:
Finished Floor Area
Abv Sqft: 1,118
Low Sqft:
Ttl Sqft: 1,118

Access:
Lot Feat: Landscaped, Street Lighting, Sloped Down
Park Feat: Double Garage Attached

DOM

14
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Fireplace(s), Forced Air
Sewer:
Ext Feat: Playground
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Int Feat: Bookcases, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Kitchen, Laundry, Bedroom, Walk-In Closet, and Porch with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:  
**\$342**

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

Zoning:  
**DC**

Legal Desc: **1412717**

Remarks

Pub Rmks: **This exquisite 2-bedroom, 2-bathroom bungalow townhouse in Auburn Bay offers a modern and comfortable lifestyle. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating a spacious and inviting atmosphere. The cozy fireplace adds a touch of warmth and elegance to the living space. The gourmet kitchen, featuring a large island and sleek quartz countertops, is perfect for culinary enthusiasts. The master bedroom is a private sanctuary with a walk-in closet and a luxurious ensuite bathroom. Step outside onto the huge front patio and enjoy the fresh air in your own private oasis. With a double attached garage, 9-foot ceilings, and a prime location in Auburn Bay, this townhouse offers the best of both worlds: modern luxury and serene community living.**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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











