



THE
A-TEAM

**RE/MAX
FIRST**

83 AUBURN BAY Street, Calgary T3M 2A4

MLS®#: **A2179922** Area: **Auburn Bay** Listing **11/20/24** List Price: **\$425,000**
 Status: **Pending** County: **Calgary** Date: Change: **-\$4k, 28-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2013**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,208**
 Low Sqft:
 Ttl Sqft: **1,208**

DOM

31
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground**

Construction: **Vinyl Siding**
 Flooring: **Laminate,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Second	7` 8" x 4` 11"	4pc Ensuite bath	Second	7` 10" x 4` 11"
2pc Bathroom	Main	3` 3" x 6` 10"	Bedroom	Second	14` 11" x 12` 11"
Bedroom - Primary	Second	15` 0" x 14` 8"	Kitchen	Main	13` 3" x 13` 1"
Living Room	Main	17` 0" x 13` 2"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$181

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1313457

Remarks

Pub Rmks: **Welcome home! This stunning 2 bedroom & 2.5 bath corner townhome with A/C in the sought-after ZEN complex of Auburn Bay is the perfect blend of comfort, style, and convenience. This well-kept home is ready for you to move in and enjoy. Step inside and be greeted by an open-concept main floor with rich laminate flooring and an inviting layout. The living room boasts large picture windows that fill the space with natural light, creating a bright and airy atmosphere. The kitchen features an island with stone countertops, sleek stainless steel appliances, and plenty of cupboard and counter space. A stylish dining area and a convenient 2-piece powder room complete the main level. Upstairs, brand-new vinyl plank flooring adds a fresh, modern touch. You'll find not one but two spacious primary bedrooms, each with its own private ensuite for ultimate privacy and convenience. The hallway houses a laundry area for effortless day-to-day living, and the attic with foldaway stairs provides an abundance of extra storage space. Step outside to your private, fully fenced yard, ideal for relaxing, entertaining, or letting your furry friend roam freely as well as a designated parking stall. This home is nestled in the award-winning community of Auburn Bay, known for its incredible amenities and unbeatable location. Enjoy access to the Auburn Bay Beach House with exclusive lake access, as well as the nearby dog park, Seton retail district, South Health Campus, YMCA, and a variety of shops, restaurants, and services. Commuting is a breeze with easy access to Deerfoot and Stoney Trail. iGuide tour available. Call today for your private showing!**

Inclusions: N/A

Property Listed By: Royal LePage Benchmark

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







