



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**107 AUBURN BAY Street, Calgary T3M 2A4**

MLS®#: **A2180178**      Area: **Auburn Bay**      Listing Date: **11/20/24**      List Price: **\$359,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2014**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,175**  
 Low Sqft:  
 Ttl Sqft: **1,175**

DOM

**2**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor, Forced Air**  
 Sewer:  
 Ext Feat: **Courtyard, Playground, Private Yard**

Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings**  
 Int Feat: **Breakfast Bar, Kitchen Island, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 13`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`3" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`7" x 15`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`0" x 12`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 11`9"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$181

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1411049

Remarks

Pub Rmks: **This gorgeous 2 bedroom/2 bathroom condo is located 1/2 a block away from the Calgary South Health Campus, the new Seton Urban District and is just a short walk to the lake, park, walking paths, fishing, swimming, spray park, skating, firepit, tennis courts, etc. This great home features quartz counter tops, luxury vinyl plank throughout the main area, stainless steel appliances, washer, new dryer, and window coverings. With 1175 square feet of living space, you will enjoy 2 generous sized bedrooms, as well as 2 full sized bathrooms - plus indoor storage and an outdoor patio. You also have 1 assigned parking stall plus good accessibility to additional parking on the street. All Avalon homes meet high established standards in energy efficiency, water conservation and sustainable building practices - keeping your monthly utilities low (~\$300/month).**

Inclusions: N/A

Property Listed By: RE/MAX Complete Realty

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









