



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 AUBURN BAY Avenue #703, Calgary T3M 0P8**

MLS® #: **A2180339**

Area: **Auburn Bay**

Listing Date: **11/21/24**

List Price: **\$514,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2010**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,441**  
Low Sqft:  
Ttl Sqft: **1,441**

DOM

**72**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:  
Park Feat: **Other  
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Lighting**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Open Floorplan,Quartz Counters,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`1" x 12`3"	Dining Room	Main	11`11" x 9`4"
Kitchen	Main	12`9" x 10`4"	2pc Bathroom	Main	4`9" x 5`7"
Entrance	Main	4`11" x 6`7"	Porch - Enclosed	Main	8`0" x 9`11"
Balcony	Main	6`7" x 9`5"	Bedroom - Primary	Upper	15`1" x 12`0"
3pc Ensuite bath	Upper	8`1" x 6`11"	Walk-In Closet	Upper	6`11" x 5`9"
Laundry	Upper	3`10" x 6`5"	Bedroom	Upper	14`7" x 12`3"
4pc Ensuite bath	Upper	8`1" x 4`11"	Walk-In Closet	Upper	4`11" x 6`6"

Family Room

Basement

9'3" x 11'11"

Furnace/Utility Room

Basement

6'11" x 8'0"

Legal/Tax/Financial

Condo Fee:  
**\$398**

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

Zoning:  
**R-2M**

Legal Desc: **1111241**

Remarks

Pub Rmks: **One of the biggest and most upgraded units in Chesapeake! Timeless cabinetry, stainless steel appliances and quartz kitchen makes this place truly shine. With 1720 square feet of developed space this property has it all. Immaculate carpets, gorgeous hardwood floors and floor tile has everything you are looking for. Ideally located by walking paths, schools and green spaces this townhouse in Auburn Bay is the perfect location for all your living needs. Featuring 2 LARGE bedrooms with a walk-in closets and an ensuite bathroom each, it is ideal for a wide range of buyers from young families to investors. The open concept living room brings together this remarkable floorplan to really make it shine. The double attached garage is spacious and will accommodate two large vehicles. Plenty of windows make the light pour in and create the atmosphere of warmth and welcoming elegance. From the kitchen you can access a spacious balcony overlooking the courtyard for those sunny days or a barbeque. Laundry room is conveniently located on the upper floor - no more hauling laundry from the basement! Downstairs you will find a fully finished basement for a large family room, a cozy office or a game room. Possibilities are endless. The unit is freshly painted and is awaiting its new owner! Enjoy the beautiful neighbourhood year round with lake access, off-leash dog park and numerous amenities Auburn Bay is known for! Book your showing today!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX iRealty Innovations**

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



















