



THE
A-TEAM

**RE/MAX
FIRST**

10 AUBURN BAY Avenue #1210, Calgary T3M 0P6

MLS® #: **A2182588**

Area: **Auburn Bay**

Listing Date: **12/07/24**

List Price: **\$445,000**

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: **1,390**
Low Sqft:
Ttl Sqft: **1,390**

DOM

46
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Other**
Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Other**
Flooring: **Carpet,Laminate,Linoleum**
Water Source: **Other**
Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Oven,European Washer/Dryer Combination,Freezer,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),High Ceilings,No Animal Home,No Smoking Home,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`5" x 5`2"
Kitchen	Main	9`2" x 13`4"
Nook	Main	4`9" x 4`2"
Bedroom - Primary	Second	12`9" x 10`2"
Bedroom	Second	9`10" x 9`9"
Bonus Room	Third	13`5" x 9`1"

Room	Level	Dimensions
Living Room	Main	15`2" x 13`10"
Dining Room	Main	8`8" x 9`3"
3pc Ensuite bath	Second	10`2" x 4`11"
Walk-In Closet	Second	4`5" x 4`9"
4pc Bathroom	Second	8`2" x 4`11"
Bedroom	Third	9`0" x 11`10"

**Game Room
Laundry**

**Basement
Basement**

**20`4" x 10`11"
11`6" x 13`5"**

2pc Bathroom

Basement

5`5" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$296

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

Legal Desc: **1111241**

Remarks

Pub Rmks: **Assumable 1.64% Mortgage for approximately 1 1/2 years remaining on term. Discover unbeatable value in this 4-level family townhome nestled in the heart of lake community of Auburn Bay! Main floor: Open-concept living space featuring a spacious living room, dining area and cozy den ideal for a home office or study nook, sleek kitchen with stainless steel appliances, ample cabinetry, and generous countertop space. 2nd Floor: master bedroom with an en-suite, walk-in closet, plus a second spacious bedroom and 4-pc bath. 3rd floor: A versatile third bedroom with a loft—perfect for guests, hobbies, or bonus room! Exciting fully developed Basement with built-in shelves for storage, laundry room, and a half bathroom combines practicality with modern design. Enjoy your private patio complete with a BBQ gas line, just steps from your Titled parking stall.Unbeatable Community Perks:Located in the Chesapeake complex, you'll be walking distance to: Schools, playgrounds, and public transport., Three prime shopping destinations: Seton, Mahogany, and Auburn Landing. And the best part? Access to Auburn Bay's private lake and beach! Whether it's summer water sports, tennis, or winter skating and sledding, this vibrant community offers year-round fun for the whole family. This is the lifestyle you've been waiting for! schedule your showing today and make this stunning townhome yours.**

Inclusions:
Property Listed By: **n/a
Real Broker**

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





