



THE
A-TEAM

**RE/MAX
FIRST**

1415 AUBURN BAY Circle, Calgary T3M 1S6

MLS® #: **A2183132** Area: **Auburn Bay** Listing Date: **12/12/24** 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: **Low Maintenance Landscape**
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,149**
 Low Sqft:
 Ttl Sqft: **1,149**

DOM

9
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 4`10"	4pc Ensuite bath	Main	7`9" x 4`9"
Bedroom	Main	11`2" x 11`5"	Dining Room	Main	14`6" x 10`2"
Kitchen	Main	14`6" x 13`3"	Living Room	Main	13`0" x 15`0"
Bedroom - Primary	Main	13`5" x 12`1"	Furnace/Utility Room	Main	5`1" x 6`7"
Furnace/Utility Room	Main	7`4" x 6`8"			

Legal/Tax/Financial

Condo Fee: **\$301** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Monthly

Legal Desc: 1311555

Remarks

Pub Rmks: **Embrace cozy lake living this winter in this bright and airy 2-bedroom townhouse, perfectly situated just a short walk from the Auburn Bay beach house, where year-round activities like skating and winter lake strolls await! Step inside to a spacious living room that flows effortlessly into the well-designed kitchen, complete with ample storage, sleek cabinetry, and a versatile island counter—ideal for both everyday living and hosting. The primary bedroom offers a serene retreat with a private 3-piece ensuite and walk-in closet, while a generously sized second bedroom with ample closet space provides versatility. Stacked hallway laundry, an additional 3-piece bathroom, and a storage room add to the home's functionality. Conveniently located near South Health Campus, schools, Seton YMCA, shopping, and transit, this home offers the perfect blend of comfort and convenience**

Inclusions: N/A
Property Listed By: eXp Realty

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





