

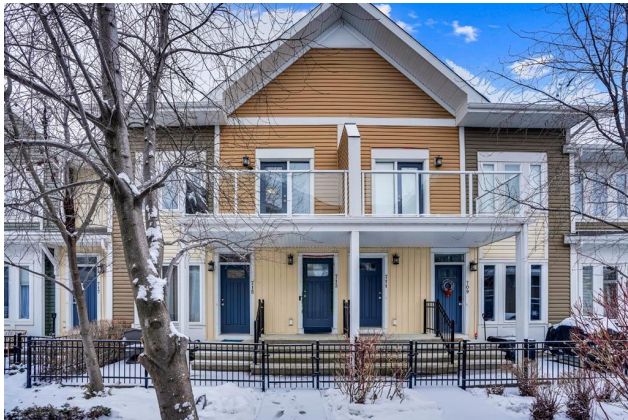


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**713 AUBURN BAY Square, Calgary T3M 0Y7**

MLS® #: **A2185832**      Area: **Auburn Bay**      Listing Date: **01/06/25**      List Price: **\$399,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **798**  
                     Low Sqft:  
                     Ttl Sqft: **798**

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Single Garage Attached**

DOM

**16**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **3 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete**  
 Heating: **Forced Air**      Flooring: **Carpet**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**  
 Int Feat: **Kitchen Island,Pantry,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Dining Room</b>	<b>Second</b>	<b>17`1" x 10`11"</b>	<b>Living Room</b>	<b>Second</b>	<b>11`9" x 10`3"</b>
<b>Kitchen</b>	<b>Second</b>	<b>10`3" x 10`2"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`11" x 10`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`7" x 10`5"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>4`9" x 6`8"</b>
<b>Furnace/Utility Room</b>	<b>Second</b>	<b>3`11" x 3`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`7" x 7`6"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$264

Fee Simple

M-X1

Fee Freq:

Monthly

Legal Desc: 1311236

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! Beautiful 2 bedroom townhouse in the lake community of Calgary SE. The house is very conveniently located within walking distance from park, tennis court, lake and other amenities. This house is perfect for someone looking forward to live in a very calm and peaceful neighbourhood. It comes equipped with attached garage suited perfect for your winter needs and a balcony to enjoy the summer breeze. Living in this community will also give you year round access to the auburn bay lake for swimming, boating and skating. This beautiful home offers a kitchen with stainless steel appliances and ceiling high cabinets, the in-suite laundry is located right on the level of living space for great convenience. Don't miss out on this opportunity to acquire this bright and sunny townhouse. Call today to book your showing!!**

Inclusions: N/A  
Property Listed By: MaxWell Central

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













