

10 AUBURN BAY Avenue #323, Calgary T3M 0P7

MLS®#: **A2185951** Area: **Auburn Bay** Listing Date: **01/16/25** List Price: **\$473,800**
 Status: **Active** County: **Calgary** Change: **-\$5k, 27-Jan** 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: **1,386**
 Low Sqft:
 Ttl Sqft: **1,386**

DOM

16
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **3 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Front Yard,Low Maintenance Landscape**
 Park Feat: **Owned,Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Bathroom Rough-in,Dry Bar,High Ceilings,No Smoking Home,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wired for Data**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`5" x 9`3"	Living Room	Main	15`2" x 13`7"
Foyer	Main	5`2" x 4`5"	Dinette	Main	9`0" x 8`8"
Bedroom - Primary	Second	12`8" x 10`3"	4pc Ensuite bath	Second	10`3" x 4`11"
4pc Bathroom	Second	8`3" x 4`11"	Bedroom	Second	9`11" x 9`9"
Bedroom	Third	21`1" x 14`6"	Game Room	Lower	19`9" x 11`0"
4pc Bathroom	Lower	8`0" x 4`11"	Laundry	Lower	
Furnace/Utility Room	Lower	11`3" x 9`6"	Other	Main	4`9" x 2`1"

Condo Fee:
\$292

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

Legal Desc: **1111241**

Remarks

Pub Rmks: **Welcome to this stunning 3-bedroom, 3-bathroom townhouse unit in one of the best communities in Calgary, Auburn Bay! Super Quiet interior location, this unit offers Designer touches throughout, with a Fully Finished lower level adding over 400 sqft of living space to the above grade 1,385 sqft, almost 1,900 sqft of living space! Open Main level with Living Room, Kitchen with large peninsula with raised bar, Quartz C-tops that are great for prep but also hanging out socializing. A very well-planned coffee bar or Beverage Center with Wine Fridge, extra cabinetry as well! The LVP Flooring looks incredible and continues up on both the 2nd and 3rd levels, in all the bedrooms and in the lower level - no carpet!! Spacious bedrooms on the 2nd level, a third bedroom up (with an Armoire added), a Great Room that could also be a great gaming room, Games room or office! Lower Level is a large open space, great for kids, guests with a full 4-piece Bath! Laundry down, extra storage in the Utility Room! Cute little courtyard for hanging out in the summer months, Title Parking Stall and lots of Visitor Parking nearby! Less than a few minutes walk to the Auburn Bay Elementary School, awesome for families with young children. With lake privileges, and walking distance to the lake, you will love the summer months here!! Minutes to the South Health Campus and all the Shops/YMCA of Seton and Mahogany, easy access onto Stoney Trail!! Ability to assume tenant if desiring a quick possession! Otherwise, 90 days notice required. Shiftwork, so some weeks are easy to show, other weeks require 24 hours notice. Very well-kept property, great tenant!**

Inclusions: **n/a**
Property Listed By: **RE/MAX Realty Professionals**

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









