



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1003 AUBURN BAY Circle, Calgary T3M2A3**

MLS®#: **A2186353**

Area: **Auburn Bay**

Listing Date: **01/09/25**

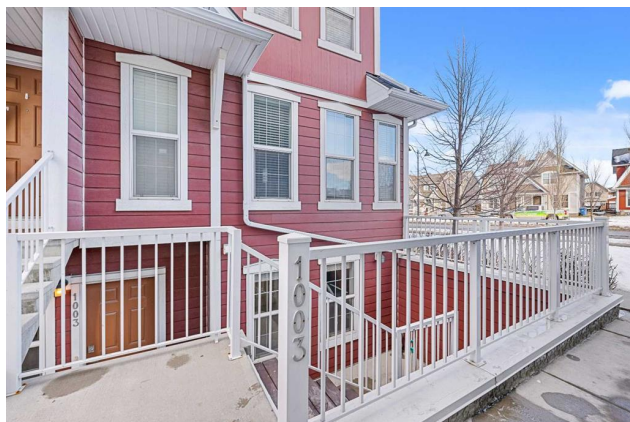
List Price: **\$359,888**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2014**

Finished Floor Area  
Abv Sqft: **1,178**  
Low Sqft:  
Ttl Sqft: **1,178**

DOM

**13**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Stacked Townhouse**

Lot Information  
Lot Sz Ar:  
Lot Shape:

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

Access:  
Lot Feat: **Backs on to Park/Green Space**  
Park Feat: **Assigned,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Kitchen Island,Open Floorplan,Stone Counters,Storage,Track Lighting**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`6" x 11`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`6" x 13`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`3" x 12`11"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`6" x 12`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 14`10"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>7`9" x 7`8"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$181

Fee Simple

M-1

Fee Freq:  
Monthly

Legal Desc: 1411050

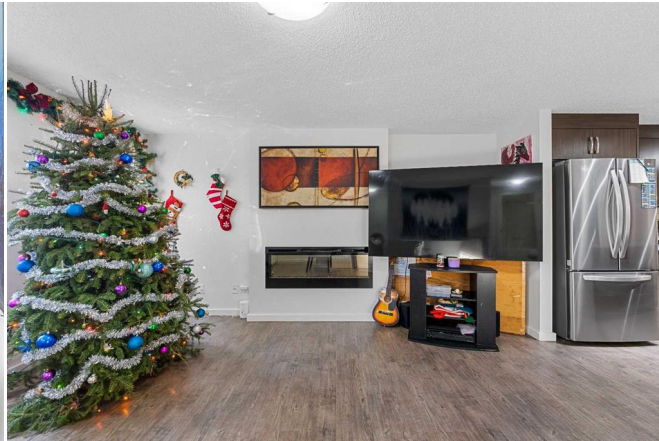
Remarks

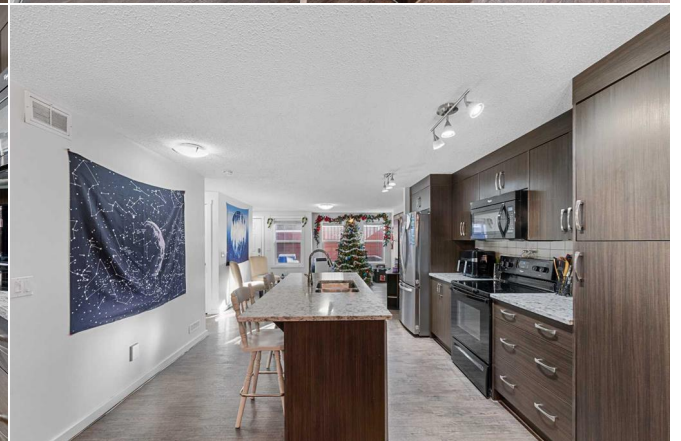
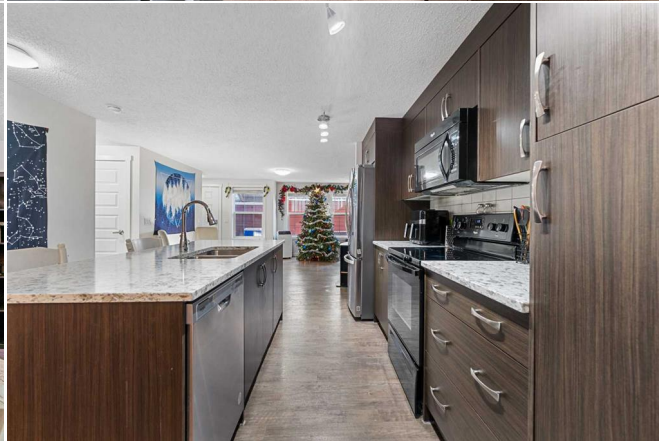
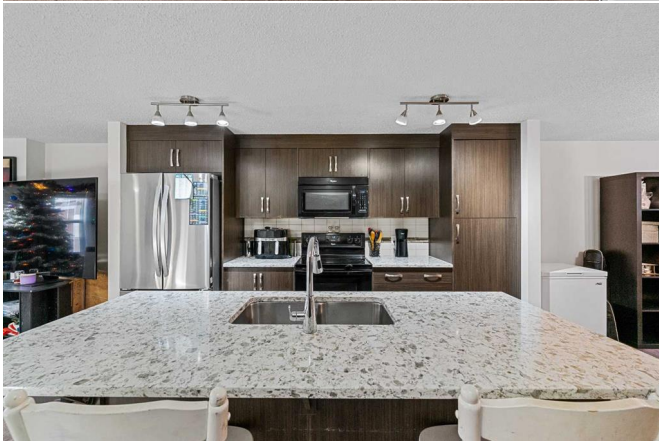
Pub Rmks: **Live, work, and play in the vibrant community of Auburn Bay! This charming bungalow-style garden suite townhome in Zen at Auburn Bay offers the perfect blend of comfort, convenience, and location. With just a five-minute walk to the lake, South Health Campus, shops, and restaurants, everything you need is within easy reach. Plus, you'll be close to great schools and parks, making this an ideal choice for families and professionals alike. Step inside this bright and inviting end-unit, where open-concept living takes center stage. The spacious kitchen features sleek quartz countertops and a large island, perfect for both meal prep and entertaining. The dining area flows seamlessly into the living room, which is warmed by an electric fireplace—a cozy spot for gatherings or relaxation. The oversized primary suite is a true retreat, offering ample space for a king-sized bed and a cozy sitting area. It also includes a luxurious four-piece ensuite, creating a perfect oasis. The second bedroom, bathed in natural light, is conveniently located next to a second four-piece bathroom. This unit is also fully below grade. Say goodbye to shared laundry days with your own in-suite stacked washer and dryer. For added convenience, there's one assigned parking spot included, although you may rarely need it in this highly walkable neighborhood! Whether you're a first-time homebuyer, a young professional looking to enjoy lake living, or an investor seeking a prime rental property, this townhouse checks all the boxes. Don't miss out on this exceptional opportunity!**

Inclusions: N/A  
Property Listed By: eXp Realty

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









1003 Auburn Bay Cir SE, Calgary, AB

Main Floor (Below Grade) Exterior Area 1270.97 sq ft



0 3 6 ft

PREPARED: 2020/01/09



With regions are excluded from total floor area in GLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.