



THE
A-TEAM

**RE/MAX
FIRST**

307 AUBURN BAY Square, Calgary T3M 0Y6

MLS®#: **A2188450** Area: **Auburn Bay** Listing Date: **01/21/25** List Price: **\$539,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2011**

Finished Floor Area
 Abv Sqft: **1,228**
 Low Sqft:
 Ttl Sqft: **1,228**

DOM

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

Lot Information
 Lot Sz Ar:
 Lot Shape:

Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Front Yard,Low Maintenance Landscape,Landscaped,Many Trees,Underground Sprinklers**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Sump Pump(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`8" x 4`4"
Dining Room	Main	10`2" x 7`6"
Breakfast Nook	Main	7`6" x 5`4"
Bedroom	Upper	10`6" x 8`4"
4pc Bathroom	Upper	7`10" x 4`11"
Walk-In Closet	Upper	6`5" x 5`8"
Furnace/Utility Room	Basement	12`7" x 17`2"

Room	Level	Dimensions
Living Room	Main	13`2" x 10`8"
Kitchen	Main	13`4" x 11`10"
2pc Bathroom	Main	4`11" x 4`11"
Bedroom	Upper	9`8" x 8`5"
Bedroom - Primary	Upper	9`8" x 11`1"
4pc Ensuite bath	Upper	9`5" x 4`11"

Condo Fee:
\$335

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **1113523**

Remarks

Pub Rmks: **Check out this THREE bedroom townhouse with a DOUBLE attached garage in a prime location in Auburn Bay! Just steps to the LAKE, hospital, YMCA, VIP theatre, shops, restaurants, pubs, multiple schools, city transit and SO much more to enjoy! As you enter this home you are greeted with an open floor plan, tiled entry, good sized living room that leads you through to the beautiful kitchen that features a large island, pantry, granite countertops, stainless steel appliances, tiled backsplash, white cabinets, vinyl flooring, loads of cabinet and counter space and soaked in natural sunlight! Adjacent to the kitchen is the eating nook and the main floor is finished off with a half bathroom for your convenience. Upstairs you have THREE bedrooms and the primary bedroom features a walk in closet and a full ensuite bathroom! There are also TWO more bedrooms and ANOTHER full bathroom upstairs as well! The basement has plenty of storage space, access to the DOUBLE garage, laundry and mechanical space. This home is in a great location, has low condo fees and must be seen before it's gone!**

Inclusions: **tv bracket in living room**
Property Listed By: **Real Broker**

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











