

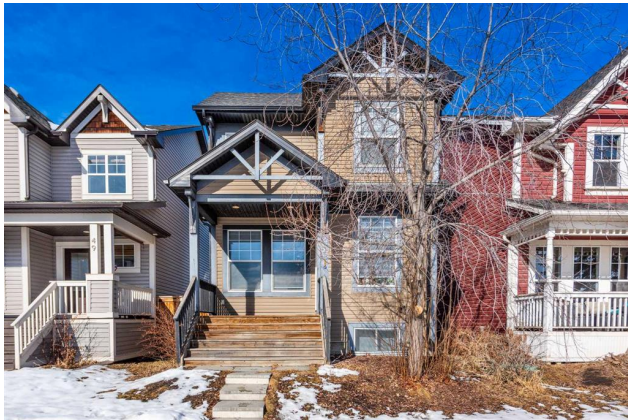


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**53 AUBURN BAY Green, Calgary T3M 0A3**

MLS®#: **A2197653** Area: **Auburn Bay** Listing Date: **02/27/25** List Price: **\$665,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2009**

Lot Information

Lot Sz Ar: **2,873 sqft**  
 Lot Shape:

Access:

Lot Feat: **Back Lane**  
 Park Feat: **Alley Access,Off Street,On Street,Rear Drive**

Finished Floor Area

Abv Sqft: **1,559**  
 Low Sqft:  
 Ttl Sqft: **1,559**

DOM

**0**

Layout

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

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat:  
 Utilities: **See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **SR**  
 Legal Desc: **0610911**

Remarks

Pub Rmks: **Beautiful House 1560 sq feet 3 bedrooms, 2.5 bathrooms ideal for families with a convenient half- bath for guests. A family friendly, lakeside neighborhood known**

for its safe, suburban vibe and recreational amenities. South Health campus minutes away, offering easy access to healthcare services. Auburn Bay Like walkable access to the lake , beach club, trails, and year-round activities. Seton Shopping District nearby retail hubs for groceries, dining, and entertainment. Transportation quick access to stony trail/Deerfoot Trail for commuters; 30- minutes drive to downtown Calgary. Outdoor focus ; parks, walking paths, and a vibrant beach club community.

Inclusions:  
Property Listed By:

**NONE**  
**CIR Realty**

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













