



THE
A-TEAM

**RE/MAX
FIRST**

53 AUBURN BAY Green, Calgary T3M 0A3

MLS®#: **A2197653**

Area: **Auburn Bay**

Listing Date: **02/27/25**

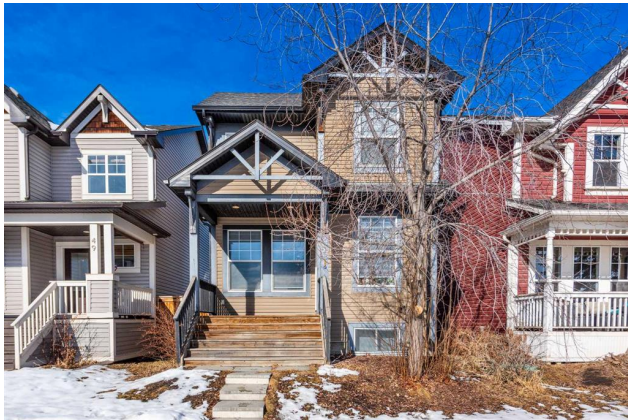
List Price: **\$665,000**

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:

Park Feat:

Finished Floor Area
Abv Sqft: **1,559**
Low Sqft:
Ttl Sqft: **1,559**

Back Lane
Alley Access,Off Street,On Street,Rear Drive

DOM

41
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: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`3"
Kitchen	Main	15`3" x 16`2"
3pc Ensuite bath	Second	6`10" x 9`2"
Bedroom	Second	9`9" x 10`11"
Bedroom - Primary	Second	11`11" x 15`2"
Laundry	Basement	5`10" x 11`2"
Storage	Basement	7`10" x 5`3"

Room	Level	Dimensions
Dining Room	Main	13`0" x 9`11"
Living Room	Main	19`2" x 12`10"
4pc Bathroom	Second	7`8" x 5`9"
Bedroom	Second	9`1" x 11`11"
Den	Basement	9`8" x 12`0"
Game Room	Second	18`0" x 16`0"
Storage	Basement	8`2" x 4`11"

Furnace/Utility Room

Basement

7`10" x 8`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0610911

Zoning:

SR

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:

NONE

Property Listed By:

CIR Realty

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





