

# \$465,000 - 104 Auburn Bay Common Se, Calgary

MLS® #A2229522

## \$465,000

2 Bedroom, 3.00 Bathroom, 1,271 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Beautiful END unit in the LAKE community of Auburn Bay! With over 1,200 sq/ft of developed living space, 2 master suites, DOUBLE attached garage, this 2 bed 2.5 townhouse is one you don't want to miss. When you walk in you are greeted by the living room with massive windows, high ceilings, air conditioning and laminate flooring throughout. Up to the kitchen and dining space you will find granite countertops, espresso coloured cabinets, a black glass back splash and a breakfast bar with seating. This open concept level is the perfect space for hosting. The upper floor hosts 2 master en-suites with walk-in closets and 4 piece bathrooms. Did I mention UPPER floor laundry?! Auburn Bay is a fantastic community with tons of amenities such as private lake access, schools nearby, parks, walking paths, coffee shops, restaurants, grocery stores and SO MUCH MORE. Book your showing today!

Built in 2008

## Essential Information

MLS® #	A2229522
Price	\$465,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,271



Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	104 Auburn Bay Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0M4

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	BBQ gas line, Barbecue, Courtyard
Lot Description	Back Lane, Low Maintenance Landscape, Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 11th, 2025
Days on Market	4
Zoning	M-X1
HOA Fees	475
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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