

\$482,500 - 307 Auburn Bay Square Se, Calgary

MLS® #A2188450

\$482,500

3 Bedroom, 3.00 Bathroom, 1,229 sqft
Residential on 0.00 Acres

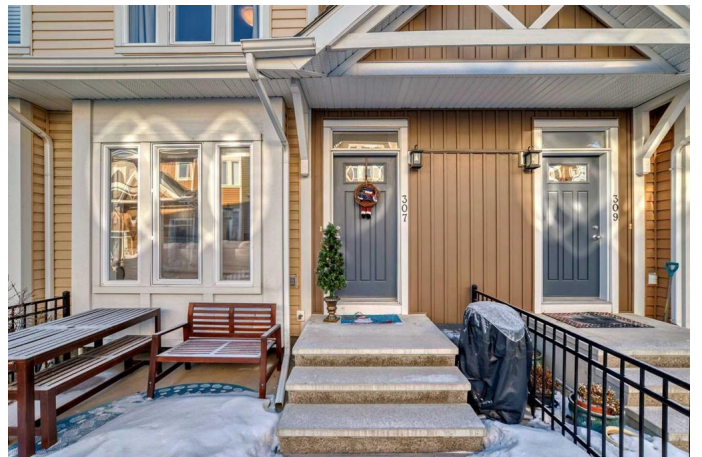
Auburn Bay, Calgary, Alberta

OPEN HOUSE - Sunday March 30th from 11-2! 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!

Built in 2011

Essential Information

| | |
|--------|-----------|
| MLS® # | A2188450 |
| Price | \$482,500 |



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,229 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 307 Auburn Bay Square Se |
| Subdivision | Auburn Bay |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 0Y6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Unfinished, Partial |

Exterior

| | |
|-------------------|--|
| Exterior Features | Courtyard, Private Entrance, Private Yard |
| Lot Description | Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, |

| | |
|--------------|------------------------|
| | Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 21st, 2025 |
| Days on Market | 76 |
| Zoning | M-X1 |
| HOA Fees | 509 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.