

# \$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

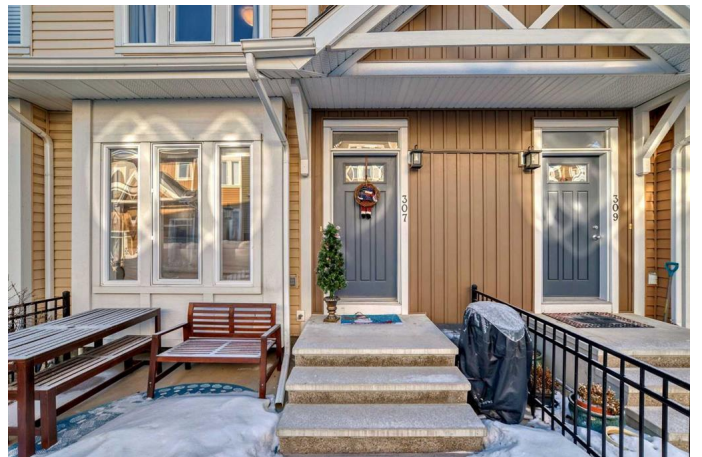
Auburn Bay, Calgary, Alberta

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	75
Zoning	M-X1
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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