# \$394,000 - 713 Auburn Bay Square Se, Calgary

MLS® #A2185832

## \$394,000

2 Bedroom, 1.00 Bathroom, 798 sqft Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Embrace cozy lake living this winter in this bright and airy 2-bedroom townhouse, perfectly situated just a short walk from the Auburn Bay beach house, where year-round activities like skating and winter lake strolls await! Beautiful 2 bedroom townhouse in the lake community of Calgary SE. The house is very conveniently located within walking distance from park, tennis court, lake and other amenities. This house is perfect for someone looking forward to live in a very calm and peaceful neighbourhood. It comes equipped with attached garage suited perfect for your winter needs and a balcony to enjoy the summer breeze. Living in this community will also give you year round access to the auburn bay lake for swimming, boating and skating. This beautiful home offers a kitchen with stainless steel appliances and ceiling high cabinets, the in-suite laundry is located right on the level of living space for great convenience. Don't miss out on this opportunity to acquire this bright and sunny townhouse. Call today to book your showing!!







Built in 2013

## **Essential Information**

MLS® # A2185832 Price \$394,000

Bedrooms 2 Bathrooms 1.00 Full Baths 1

Square Footage 798

Acres 0.00

Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Active

## **Community Information**

Address 713 Auburn Bay Square Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 0Y7

## **Amenities**

Amenities Beach Access, Clubhouse, Fitness Center, Game Court Interior, Party

Room, Visitor Parking, Boating, Community Gardens, Dog Park, Dry

Dock

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Kitchen Island, Pantry, Quartz Counters

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer

Heating Forced Air

Cooling None Basement None

#### **Exterior**

Exterior Features Other

Lot Description See Remarks

Roof Asphalt Shingle

Construction Concrete

Foundation Poured Concrete

## **Additional Information**

Date Listed January 6th, 2025

97

Days on Market

Zoning M-X1

HOA Fees 494

HOA Fees Freq. ANN

# **Listing Details**

Listing Office MaxWell Central

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