

# \$469,900 - 1109 Auburn Bay Square Se, Calgary

MLS® #A2215611

**\$469,900**

2 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE SATURDAY MAY 3RD.:

Cancelled: Beautiful white kitchen cabinets accented with STAINLESS STEEL

APPLIANCES,LARGE Island with bar

ledge,Granite countertops , Pantry, and sliding

doors to balcony with view to open area and

LOTS of guest parking . Nice Open floor plan

with flow thru view from front to back. Main

floor Den/Office and powder room ,wide plank

flooring . Main floor access to fenced patio.

Upper floor bedrooms each have their own

En-suite bathroom and walk-in closets .

Basement can be finished and provides direct

access to the DOUBLE ATTACHED GARAGE

. This home does not back on to other units in

the complex giving a more open feel . SHORT

walk to South Health Campus and all the

Retail and Restaurants of the Seton Complex.

LAKE access and short walk to Beach and

Community Centre . LOW ,LOW CONDO

FEES .

Built in 2011

## Essential Information

MLS® # A2215611

Price \$469,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,230



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2011          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1109 Auburn Bay Square Se |
| Subdivision | Auburn Bay                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 0Y7                   |

### Amenities

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

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)                                                              |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                              |
| Cooling           | None                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Partial, Unfinished                                                                                                                     |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 8                |
| Zoning         | M-X1             |
| HOA Fees       | 508              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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