

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

MLS® #A2185832

**\$394,000**

2 Bedroom, 1.00 Bathroom, 798 sqft

Residential on 0.00 Acres

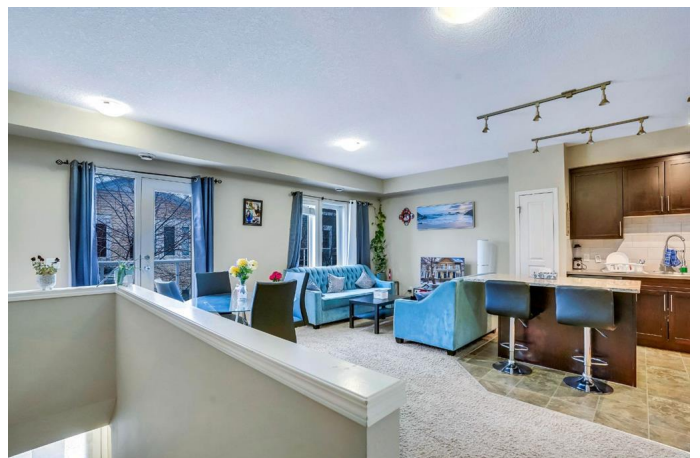
Auburn Bay, Calgary, Alberta

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
Days on Market	88
Zoning	M-X1
HOA Fees	494
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	MaxWell Central
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