

\$520,000 - 206 Auburn Meadows Walk Se, Calgary

MLS® #A2189854

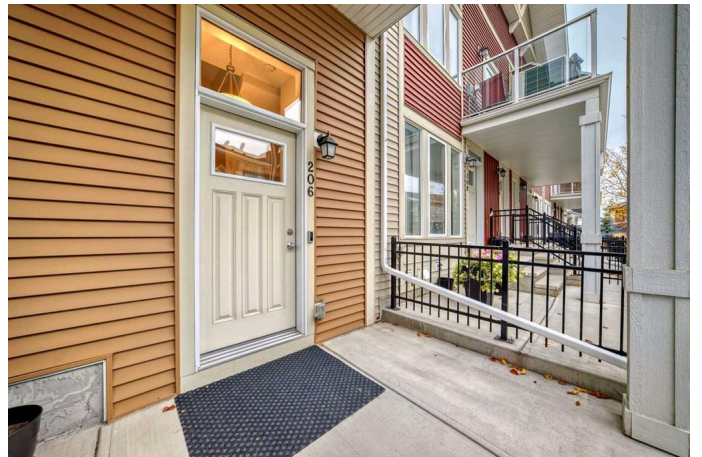
\$520,000

3 Bedroom, 2.00 Bathroom, 1,336 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

NEW PRICE! Welcome to this rare **END UNIT** in the sought-after **LAKE** Community of Auburn Bay! This spotless **3-BEDROOM, 2-BATHROOM TOP FLOOR** townhouse seamlessly blends functionality with luxury, enhanced by an abundance of natural light. The bright, open design, featuring large windows, creates an elegant and inviting space with an extra-large great room and a cozy fireplace. The contemporary kitchen boasts white cabinetry, quartz countertops, a large pantry, and stainless steel appliances, including a new fridge. The primary bedroom offers a spacious walk-in closet and an ensuite with a shower and quartz countertops. Additional highlights include high-end engineered wood flooring in the living areas, a custom electric fireplace, and designer Hunter Douglas up/down blinds for both privacy and style. Enjoy outdoor living on the south-facing 25x8 upper balcony and a concrete patio at ground level. This unit also features **CENTRAL A/C**, a central vacuum system, a top-of-the-line water softener, and a partially finished basement connected to a painted **DOUBLE** attached **GARAGE** with a Level 2 EV charger compatible with both J1772 and NACS/Tesla. Situated in a prime location, just steps from supermarkets, shops, banks, and schools, with easy access to Stoney Trail and major roads, this home is a must-see! Don't miss this opportunity.

Built in 2015



Essential Information

MLS® #	A2189854
Price	\$520,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,336
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	206 Auburn Meadows Walk Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E7

Amenities

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

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Range, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement Finished, Partial

Exterior

Exterior Features Balcony
Lot Description Landscaped
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed January 24th, 2025
Days on Market 73
Zoning DC
HOA Fees 470
HOA Fees Freq. ANN

Listing Details

Listing Office Engel & Völkers Calgary

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.