

# \$480,000 - 224 Auburn Meadows Walk Se, Calgary

MLS® #A2188504

**\$480,000**

3 Bedroom, 3.00 Bathroom, 1,232 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

HOME SWEET HOME! Welcome to this wonderful 3 bedroom, 2.5 bathroom Townhouse with a double attached garage and central air conditioning located in Calgary's premiere lake community of Auburn Bay. This is the perfect opportunity for first-time home buyers and investors alike. Stepping inside you will be impressed by the open-concept living space featuring 9-foot ceiling and engineered hardwood flooring on the main floor. The large living room features oversized windows drenching the space in natural sunlight and flowing seamlessly into the dining and kitchen areas. The gourmet kitchen boasts ample cabinet space, granite countertops, a granite island with a convenient breakfast bar, a pantry, and a spacious island. Heading upstairs, the primary bedroom serves as a private retreat with a walk-in closet and your own elegant 4 piece ensuite bathroom. Two additional bedrooms and a full bathroom provide comfort and privacy for family or guests. Enjoy a ground-level patio facing green space that gives you plenty of space to BBQ and entertain and a spacious balcony located off the kitchen. Additional features include central air conditioning, storage in the basement and double garage. This unbeatable location is just a quick walk to Auburn Bay Lake and the beach with many year-round amenities to enjoy including swimming, fishing, ice fishing, boating, playgrounds, recreational facilities, tennis courts and beach volleyball courts. It's also steps from shopping,



schools, restaurants, public transportation, close access to Fish Creek Park and major roadways. This home is a MUST VIEW, book your private viewing of this GEM today!

Built in 2016

### Essential Information

MLS® #	A2188504
Price	\$480,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,232
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	224 Auburn Meadows Walk Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E7

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In
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	Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Front Yard, Landscaped, Low Maintenance Landscape, Views, City Lot, Few Trees, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	January 24th, 2025
Days on Market	66
Zoning	DC
HOA Fees	493
HOA Fees Freq.	ANN

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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