

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

MLS® #A2189854

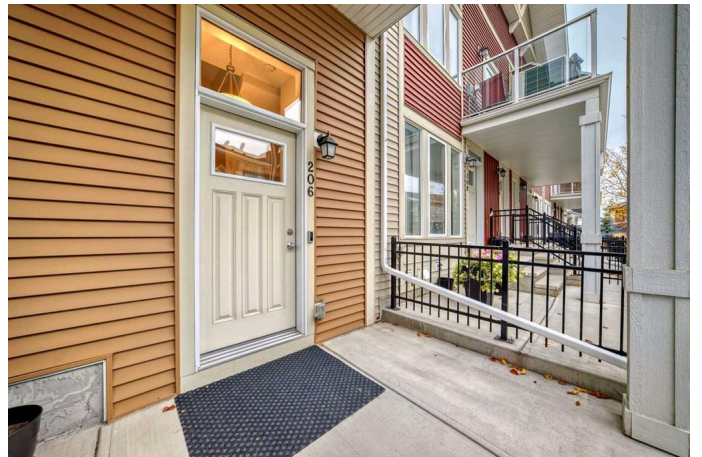
\$520,000

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 78
Zoning DC
HOA Fees 470
HOA Fees Freq. ANN

Listing Details

Listing Office Engel & Völkers Calgary

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