



# 10 Auburn Bay Avenue Calgary Alberta

\$449,900

First time on Market!! Pristine Townhome in the well sought LAKE COMMUNITY of Auburn Bay! This 2 bed plus LOFT CORNER unit with Titled parking stall RIGHT BESIDED THE UNIT! The main floor welcomes you to a bright open living area & kitchen with SS appliances hardwood floors and tons of windows allowing the sunshine to warm up the room. Finishing up the main floor is a wet/coffee bar. The second level offers the primary bedroom with a 4 piece en suite & walk in closet and 2nd bedroom and full 4 piece bathroom. The loft on the 3rd level can be used as an office, playroom an additional bedroom or living area. The basement is roughed in and ready for your finishing touches. This is a NO PET NO SMOKING home original owner. Excellent location CLOSE TO SCHOOLS, RESTAURANTS, SOUTH HEALTH CAMPUS MEDICAL CENTRE, PARKS, PATHWAYS, TRANSIT AND MUCH, MUCH MORE. There is ample ON-SITE VISITOR PARKING as well as plenty of street parking Don't forget LAKE ACCESS!! . \*\*OPEN HOUSE SATURDAY 1:00PM-3:00 PM SEPTEMBER 30TH All are welcome! (id:6769)

Primary Bedroom 12.67 Ft x 10.17 Ft  
 Other 4.75 Ft x 4.33 Ft  
 4pc Bathroom 10.17 Ft x 4.83 Ft  
 Bedroom 9.83 Ft x 9.75 Ft  
 Bonus Room 21.08 Ft x 17.92 Ft  
 Laundry room 6.83 Ft x 3.42 Ft

Furnace 10.42 Ft x 5.83 Ft  
 Living room 15.17 Ft x 13.58 Ft  
 Dining room 9.08 Ft x 8.67 Ft  
 Kitchen 13.50 Ft x 9.33 Ft  
 Breakfast 6.08 Ft x 4.67 Ft  
 3pc Bathroom 8.17 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
 ENGEL & VOLKERS CALGARY

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