



# 1009 Auburn Bay Circle Calgary Alberta

\$412,000

Welcome to Your Perfect New Home in Auburn Bay! This bright and beautiful townhouse is packed with value and charm--ideal for first-time buyers, investors, or those looking to downsize in style! Freshly painted from top to bottom and featuring recently installed central air conditioning and a newer hot water tank, this move-in-ready gem is sure to impress. Step into the stylish modern kitchen, complete with gleaming quartz countertops, ample cupboard space, and stainless steel appliances. The open-concept main floor easily accommodates a dining set and spacious living room furniture, with the kitchen overlooking a private, fenced backyard backing onto mature trees and a serene park--no neighbours behind! Enjoy the convenience of a main floor powder room, perfect for guests. Upstairs, you'll find two generously sized bedrooms, each with its own full ensuite bathroom and plenty of closet space. The second floor also includes a full-sized washer and dryer for added ease. A rare and practical bonus: a large attic storage area with easy pull-down access--ideal for storing seasonal items or extra belongings. Your assigned parking stall is just steps away, with plenty of visitor parking nearby. As part of this friendly, pet-welcoming complex (with board approval), you'll enjoy year-round access to Auburn Bay Lake, and be within walking distance to shopping, restaurants, South Health Campus, and many other amenities. Commuting is a breeze with quick access to Stoney Trail and Deerfoot Trail. With so many thoughtful features an unbeatable location, and LOW CONDO FEES, this home offers incredible value. All that's missing is you! (id:6769)

Primary Bedroom 13.42 Ft x 14.08 Ft

Bedroom 11.33 Ft x 11.58 Ft

Laundry room 3.00 Ft x 3.25 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Other 4.08 Ft x 5.08 Ft

Living room 11.00 Ft x 15.50 Ft

Dining room 9.67 Ft x 10.17 Ft

Kitchen 8.33 Ft x 12.67 Ft

Furnace 6.25 Ft x 6.25 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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MaxWell Capital Realty



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