



10 Auburn Bay Avenue Calgary Alberta

\$478,800

Welcome to this stunning 3-bedroom, 3-bathroom townhouse unit in one of the best communities in Calgary, Auburn Bay! Super Quiet interior location, this unit offers Designer touches throughout, with a Fully Finished lower level adding over 400 sqft of living space to the above grade 1,385 sqft, almost 1,900 sqft of living space! Open Main level with Living Room, Kitchen with large peninsula with raised bar, Quartz C-tops that are great for prep but also hanging out socializing. A very well-planned coffee bar or Beverage Center with Wine Fridge, extra cabinetry as well! The LVP Flooring looks incredible and continues up on both the 2nd and 3rd levels, in all the bedrooms and in the lower level - no carpet!! Spacious bedrooms on the 2nd level, a third bedroom up (with an Armoire added), a Great Room that could also be a great gaming room, Games room or office! Lower Level is a large open space, great for kids, guests with a full 4-piece Bath! Laundry down, extra storage in the Utility Room! Cute little courtyard for hanging out in the summer months, Title Parking Stall and lots of Visitor Parking nearby! Less than a few minutes walk to the Auburn Bay Elementary School, awesome for families with young children. With lake privileges, and walking distance to the lake, you will love the summer months here!! Minutes to the South Health Campus and all the Shops/YMCA of Seton and Mahogany, easy access onto Stoney Trail!! Ability to assume tenant if desiring a quick possession! Otherwise, 90 days notice required. Shiftwork, so some weeks are easy to show, other weeks require 24 hours notice. Very well-kept property, great tenant! (id:6769)

Primary Bedroom 12.67 Ft x 10.25 Ft

4pc Bathroom 10.25 Ft x 4.92 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Bedroom 9.92 Ft x 9.75 Ft

Bedroom 21.08 Ft x 14.50 Ft

Recreational, Games room 19.75 Ft x 11.00 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Laundry room Measurements not available

Furnace 11.25 Ft x 9.50 Ft

Kitchen 13.42 Ft x 9.25 Ft

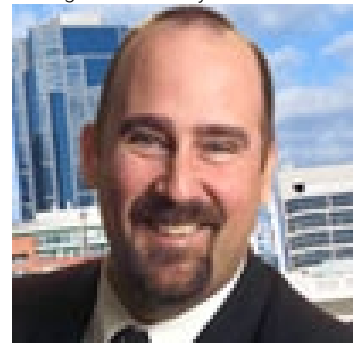
Living room 15.17 Ft x 13.58 Ft

Other 4.75 Ft x 2.08 Ft

Foyer 5.17 Ft x 4.42 Ft

Other 9.00 Ft x 8.67 Ft

Listing Presented By:



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