



## 111 Auburn Bay Street Calgary Alberta

\$429,900

This beautifully maintained pet-friendly Auburn Bay townhouse offers the perfect balance of comfort, functionality, and location in one of Calgary's most desirable lake communities. With low condo fees and over 1,200 sq ft of thoughtfully designed updated living space, the home is completely move in ready, featuring newer carpet, fresh paint throughout, and a brand new dishwasher for added convenience. The main floor showcases a bright, open concept layout ideal for everyday living and entertaining. The kitchen is both stylish and practical, offering ample cabinetry, a central island, pantry storage, and a seamless flow into the living and dining areas. Upstairs, you'll find two very spacious bedrooms, each with its own private ensuite, providing excellent privacy for owners, guests, or roommates. An added bonus is the easily accessible attic, offering nearly 200 sq ft of additional storage for larger or seasonal items. Step outside to your private, large fenced green yard, a rare and inviting feature for a townhouse, perfect for relaxing, entertaining, or enjoying warm summer days. Your surface parking stall is right outside of your fenced backyard. Location truly sets this home apart. Just minutes from the Auburn Bay Lake, South Health Campus Hospital, and the vibrant Mahogany and Seton amenities, including shopping, restaurants, and entertainment, everything you need is close at hand. Enjoy unbeatable convenience with quick access to the Seton Library and the Seton YMCA, one of the largest and most impressive YMCAs in North America. Quick access to Deerfoot and Stoney Trail makes commuting simple and efficient. Ideal for first time buyers, young professionals, or downsizers seeking a low maintenance lifestyle, this home delivers exceptional value in a prime location. Don't miss your chance to enjoy everything Auburn Bay has to offer. Pets are allowed if they a...

2pc Bathroom 3.25 Ft x 7.08 Ft

Kitchen 10.50 Ft x 13.75 Ft

Living room 14.08 Ft x 24.25 Ft

Furnace 6.25 Ft x 5.83 Ft

3pc Bathroom 7.17 Ft x 5.92 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Bedroom 14.25 Ft x 12.50 Ft

Primary Bedroom 14.17 Ft x 15.92 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://calgarylifestyleguide.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca