

1223 Auburn Bay Circle Calgary Alberta

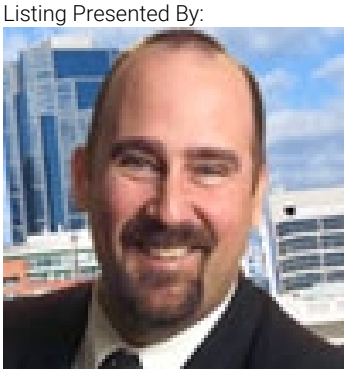
$349,900

TWO PRIMARY SUITES, EACH WITH ITS OWN ENSUITE | PRIVATE FENCED BACKYARD | QUARTZ KITCHEN WITH PANTRY | UPSTAIRS LAUNDRY | BRAND-NEW CARPET | LOW CONDO FEES | LAKE COMMUNITY LIVING IN AUBURN BAY. Two full ensuites on a townhome under $360,000 changes everything: a roommate pays half, guests get real privacy, or you keep one bedroom as a true home office with its own bath. The main floor is bright and open, with a generous living room, a powder room for visitors, and a spacious kitchen finished in quartz with ample cabinetry, loads of storage and a pantry. Step out the back to your own fully fenced yard, the spot for summer BBQs, a dog, or simply sitting in the sun with no shared courtyard in sight. Upstairs, both bedrooms are generously sized, each with its own private ensuite bathroom and large closet. Laundry is right there on the bedroom level, and brand-new carpet on the stairs and in both bedrooms makes the whole upper floor feel fresh. There is even additional undeveloped attic space for storage or a creative flex area you design yourself. A dedicated parking stall sits steps from the front door, and condo fees are low, keeping monthly ownership costs down. You are in the heart of Auburn Bay, minutes from the lake, the Seton shops and restaurants, South Health Campus, the YMCA and quick access to Deerfoot and Stoney Trail. Move-in ready, meticulously maintained, and one of the most flexible floor plans available in SE Calgary at this price. (id:6769)

Laundry room 3.00 Ft x 3.00 Ft
Primary Bedroom 14.17 Ft x 14.42 Ft
Bedroom 14.17 Ft x 11.58 Ft
4pc Bathroom 4.92 Ft x 8.00 Ft
3pc Bathroom 7.08 Ft x 5.67 Ft
Other 14.75 Ft x 14.00 Ft

Kitchen 11.42 Ft x 13.83 Ft
Dining room 10.50 Ft x 10.00 Ft
Living room 11.00 Ft x 15.17 Ft
Foyer 5.17 Ft x 4.08 Ft
Furnace 6.25 Ft x 6.33 Ft
2pc Bathroom 33.25 Ft x 6.92 Ft

Listing Presented By:



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