

1014 Auburn Bay Square SE  
Calgary, Alberta

MLS # A2255319



\$459,900

|           |                                  |        |                   |
|-----------|----------------------------------|--------|-------------------|
| Division: | Auburn Bay                       |        |                   |
| Type:     | Residential/Five Plus            |        |                   |
| Style:    | 2 Storey                         |        |                   |
| Size:     | 1,222 sq.ft.                     | Age:   | 2012 (13 yrs old) |
| Beds:     | 2                                | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached           |        |                   |
| Lot Size: | -                                |        |                   |
| Lot Feat: | Level, Low Maintenance Landscape |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Forced Air, Natural Gas                                      | Water:     | -      |
| Floors:     | Carpet, Vinyl  | Sewer:     | -      |
| Roof:       | Asphalt Shingle  | Condo Fee: | \$ 324 |
| Basement:   | Full   | LLD:       | -      |
| Exterior:   | Wood Frame   | Zoning:    | M-X1   |
| Foundation: | Poured Concrete  | Utilities: | -      |
| Features:   | Kitchen Island, Open Floorplan, Quartz Counters, See Remarks |            |        |

Inclusions: N/A

Freshly Renovated Townhome with Double Master Suites & Oversized Garage! Welcome to this incredible, move-in-ready townhome that has been fully refreshed from top to bottom! Step inside to discover brand new luxury vinyl plank flooring, plush new carpet upstairs, and fresh paint throughout; creating a bright and modern feel. Every detail has been updated, including new window coverings, modern light fixtures, and stylish bathroom fixtures—all you need to do is unpack and enjoy! This spacious layout features a rare Double Master design, each with its own private ensuite, offering ultimate comfort and privacy for homeowners, roommates, or guests. The large kitchen boasts stainless steel appliances and plenty of quartz counter space, perfect for cooking and entertaining. Convenience is key with an upper-level laundry room and an oversized double attached garage providing ample parking and storage. Located in an unbeatable location—walking distance to the South Health Campus, lake access, parks, shopping, and so much more! Whether you're a first-time buyer, downsizer, or investor, this home is the perfect blend of style, function, and location. Bonus: the entire project just had its roof redone! Don't miss your chance—this one won't last long!