

105 Auburn Bay Street SE  
Calgary, Alberta

MLS # A2285670



## \$365,000

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 188
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** NA

Steps from South Health Campus, minutes from Seton's shops and restaurants, and in the heart of Auburn Bay's lake community, your new home has it all. This 2 BED/2 BATH 2-storey is perfectly designed for modern living, with an open concept main floor that flows effortlessly from the spacious family room into the dining area and modern kitchen, complete with quartz countertops, stainless steel appliances, and a central island perfect for hosting or everyday prep. Step outside to your own private fenced yard and patio, with the added convenience of your parking stall right out front. Laminate flooring runs throughout the main level, along with a tucked-away 2-piece powder room. Upstairs, two generously sized bedrooms each feature a private ensuite, ideal for guests, roommates, or a home office setup. A pull-down attic stairway offers bonus storage rarely found in townhomes. Located in a well-managed complex with LOW CONDO FEES, this is an incredible opportunity to own in one of Calgary's most desirable lake communities, perfect for those who work at South Health Campus or love the energy of Auburn Bay and Seton.