

713 Auburn Bay Square SE  
Calgary, Alberta

MLS # A2286622



## \$349,999

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay             |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | Townhouse-Stacked      |               |                   |
| <b>Size:</b>     | 885 sq.ft.             | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | See Remarks            |               |                   |

|                    |                                         |                   |        |
|--------------------|-----------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | \$ 264 |
| <b>Basement:</b>   | None                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                | <b>Zoning:</b>    | M-X1   |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Pantry, Quartz Counters |                   |        |

**Inclusions:** N/A

Embrace cozy lake living this winter in this bright and airy 2-bedroom townhouse, perfectly situated just a short walk from the Auburn Bay beach house, where year-round activities like skating and winter lake strolls await! Beautiful 2 bedroom townhouse in the lake community of Calgary SE. The house is very conveniently located within walking distance from park, tennis court, lake and other amenities. This house is perfect for someone looking forward to live in a very calm and peaceful neighbourhood. It comes equipped with attached garage suited perfect for your winter needs and a balcony to enjoy the summer breeze. Living in this community will also give you year round access to the auburn bay lake for swimming, boating and skating. This beautiful home offers a kitchen with stainless steel appliances and ceiling high cabinets, the in-suite laundry is located right on the level of living space for great convenience. Don't miss out on this opportunity to acquire this bright and sunny townhouse. Call today to book your showing!!