



604 Auburn Bay Square SE
Calgary, Alberta

MLS # A2327868



\$425,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,223 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Insulated, Side By Side		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

****BELIEVE IT OR NOT!**AMAZING VALUE AND PRICE**INDOOR PARKING FOR TWO CARS - SIDE BY SIDE GARAGE** This trendy 2-story townhome is ideally located in the community of Auburn Bay and close to the many amenities - Lake, Transit, Parks, Shopping, pathways, dog parks, and FUN! The ground floor displays a sizeable main entrance with a fenced front yard and 9'x 9' concrete patio. The spacious main living area includes beautiful laminate plank flooring, a large living room, a stylish kitchen with quartz counter tops / upgraded tile kitchen backsplash / Shaker style maple cabinets & upgraded stainless steel appliances. The upper floor features 2 primary bedroom suites with large walkin closets and private bathrooms. BONUS: This trendy townhome with a modern décor palette has everything you need with a functional yet stylish layout. A summer possession date is available! Call your friendly REALTOR(R) to book a viewing!**