

# \$479,900 - 111 Auburn Bay Common Se, Calgary

MLS® #A2209436

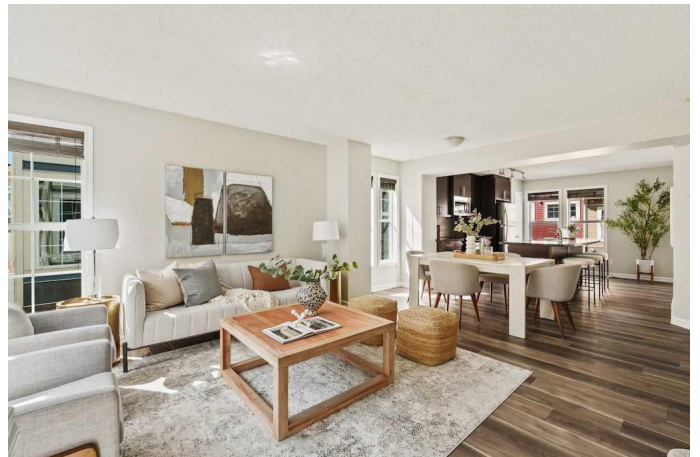
**\$479,900**

3 Bedroom, 3.00 Bathroom, 1,224 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

This beautifully updated end-unit townhome features 3 bedrooms, 2.5 bathrooms, a double attached garage and has just been freshly painted with brand new flooring throughout! This like-new townhouse is fully move-in ready in the heart of Auburn Bay, just steps from a pond and walking path and a close walk to countless nearby amenities. The open concept main level features a bright and open space with extra windows on the side of the home allowing for even more natural light to pour through the space. Resilient vinyl plank flooring (brand new) flows throughout the main level, making this the perfect space for those with children and pets. The kitchen is finished with maple cabinetry, granite countertops including a 9' island, and a suite of stainless steel appliances. A flex space located at the back of the home is the perfect work-from-home space but can also be the dining area if desired. The kitchen area overlooks both living and dining spaces, making this the perfect spot for entertaining guests. Brand new carpet flows throughout the upper level where you'll find 3 bedrooms and 2 bathrooms. The large primary bedroom is complete with its own ensuite and walk-in closet. Two more bedrooms and a full bathroom complete the upper level. The basement offers a laundry area and large storage space off of the double attached garage. Located in a well-maintained complex with low condo fees, this updated townhouse is completely move-in ready!



Built in 2009

## Essential Information

MLS® #	A2209436
Price	\$479,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,224
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	111 Auburn Bay Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M5

## Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Partial, Unfinished

**Exterior**

Exterior Features      Other  
Lot Description        Back Lane  
Roof                      Asphalt Shingle  
Construction           Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 18th, 2025  
Days on Market        12  
Zoning                    M-X1  
HOA Fees                503  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Charles

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