# \$479,000 - 73 Auburn Meadows Way Se, Calgary

MLS® #A2232373

## \$479,000

2 Bedroom, 3.00 Bathroom, 1,270 sqft Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to a stylish and functional 2-bedroom townhome located in the heart of Auburn Bay. This home features a unique split-level floor plan with a bright and open living room on the lower level and a spacious kitchen and dining area just a few steps up. The modern kitchen is equipped with stainless steel appliances, full-height cabinetry, and a large island with stone countertopsâ€"perfect for both everyday living and entertaining.

Upstairs, you'II find two generously sized bedrooms, including a comfortable primary suite and a second bedroom ideal for guests, kids, or a home office. The home also includes a basement offering ample storage space.

Enjoy outdoor living on your fenced-in front patioâ€"perfect for relaxing or hosting summer BBQs. Additional highlights include a double attached garage at the rear of the home and in-suite laundry for added convenience.

Situated in a well-managed complex close to parks, schools, shopping, and public transit, this property also offers easy access to Auburn Bay's exclusive lake amenities. Perfect for first-time home buyers, investors, or anyone looking for a low-maintenance lifestyle in a vibrant, family-friendly community.







### **Essential Information**

MLS® # A2232373 Price \$479,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,270 Acres 0.00 Year Built 2015

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 73 Auburn Meadows Way Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 2H8

#### **Amenities**

Amenities Parking, Snow Removal, Visitor Parking

Parking Spaces 3

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, Open Floorplan,

Pantry, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Partial, Unfinished

#### **Exterior**

Exterior Features Courtyard

Lot Description Back Lane, Low Maintenance Landscape, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 18th, 2025

Days on Market 5

Zoning DC

HOA Fees 494

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Greater Property Group

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