\$494,900 - 204 Auburn Meadows Walk Se, Calgary

MLS® #A2204040

\$494,900

2 Bedroom, 2.00 Bathroom, 1,197 sqft Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Experience the best of lake community living in this stunning corner-unit, bungalow style townhome by Brookfield Residential. Offering nearly 1,200 sq. ft. of single-level living, this home is designed for style, comfort, and convenience. The bright and oversized living room features large windows, hardwood flooring, and a cozy gas fireplace. The modern kitchen boasts quartz countertops, stainless steel appliances, stylish cabinetry, and a spacious island, seamlessly flowing into the dining area, perfect for entertaining. Just steps away from your dining, step out onto your first sunny and private balcony. The primary bedroom is a private retreat with a generous walk-in closet and a stylish full ensuite bath with matching quartz counters. A versatile second bedroom and a full bathroom provide flexibility for guests or a home office. Make your way downstairs to a spacious furnace room that also serves as a convenient storage area for all your extras. From here, you can access the attached double garage, offering year-round parking with ease and practicality. The home also features Central AC, ensuring you stay cool during those hot summer days. Step outside your front door to enjoy a second private patio - perfect for summer lounging and socializing with friends. This townhome is ideally situated within the complex, close to visitor parking, mailboxes and beside a scenic green space. Steps from Auburn Station, two blocks from the off-leash dog park, and minutes from Auburn Bay's 43-acre lake,







private park, and beach. With South Health Campus and Seton's amenities nearby, this is maintenance-free living at its finest - move in now and enjoy the lake lifestyle this summer! **OPEN HOUSE: Saturday, March 22 and Sunday, March 23 from 2:00 - 4:00pm**

Built in 2014

Essential Information

MLS® # A2204040

Price \$494,900

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 1,197 Acres 0.00 Year Built 2014

Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Active

Community Information

Address 204 Auburn Meadows Walk Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 2E7

Amenities

Amenities Clubhouse, Picnic Area, Racquet Courts, Recreation Facilities

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, Open Floorplan, Quartz Counters, Sauna

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

Washer, Window Coverings

Heating Forced Air
Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Mantle

Has Basement Yes

Basement Partial, Unfinished

Exterior

Exterior Features None

Lot Description Back Lane, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 20th, 2025

Days on Market 14
Zoning DC
HOA Fees 509

HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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