

# \$480,000 - 224 Auburn Meadows Walk Se, Calgary

MLS® #A2188504

**\$480,000**

3 Bedroom, 3.00 Bathroom, 1,232 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

HOME SWEET HOME! Welcome to this wonderful 3 bedroom, 2.5 bathroom Townhouse with a double attached garage and central air conditioning located in Calgary's premiere lake community of Auburn Bay. This is the perfect opportunity for first-time home buyers and investors alike. Stepping inside you will be impressed by the open-concept living space featuring 9-foot ceiling and engineered hardwood flooring on the main floor. The large living room features oversized windows drenching the space in natural sunlight and flowing seamlessly into the dining and kitchen areas. The gourmet kitchen boasts ample cabinet space, granite countertops, a granite island with a convenient breakfast bar, a pantry, and a spacious island. Heading upstairs, the primary bedroom serves as a private retreat with a walk-in closet and your own elegant 4 piece ensuite bathroom. Two additional bedrooms and a full bathroom provide comfort and privacy for family or guests. Enjoy a ground-level patio facing green space that gives you plenty of space to BBQ and entertain and a spacious balcony located off the kitchen. Additional features include central air conditioning, storage in the basement and double garage. This unbeatable location is just a quick walk to Auburn Bay Lake and the beach with many year-round amenities to enjoy including swimming, fishing, ice fishing, boating, playgrounds, recreational facilities, tennis courts and beach volleyball courts. It's also steps from shopping,



schools, restaurants, public transportation, close access to Fish Creek Park and major roadways. This home is a MUST VIEW, book your private viewing of this GEM today!

Built in 2016

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2188504      |
| Price          | \$480,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,232         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 224 Auburn Meadows Walk Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 2E7                    |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Trash, Visitor Parking                     |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached, Garage Door Opener |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In |
|-------------------|--|

|              |   |
|--------------|---|
|              | Closet(s)   |
| Appliances   | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings, Central Air Conditioner, Washer/Dryer |
| Heating      | Forced Air, Natural Gas   |
| Cooling      | Central Air   |
| Has Basement | Yes   |
| Basement     | Unfinished, Partial   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line  |
| Lot Description   | Front Yard, Landscaped, Views, City Lot, Few Trees, Low Maintenance Landscape, Other |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 71                 |
| Zoning         | DC                 |
| HOA Fees       | 493                |
| HOA Fees Freq. | ANN                |

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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