

**1109 Auburn Bay Square SE**  
**Calgary, Alberta**

**MLS # A2215611**



**\$469,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Partial, Unfinished

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 324

**LLD:** -

**Zoning:** M-X1

**Utilities:** -

**Inclusions:** N/A

OPEN HOUSE SATURDAY MAY 3RD.: Cancelled: Beautiful white kitchen cabinets accented with STAINLESS STEEL APPLIANCES,LARGE Island with bar ledge,Granite countertops , Pantry, and sliding doors to balcony with view to open area and LOTS of guest parking . Nice Open floor plan with flow thru view from front to back. Main floor Den/Office and powder room ,wide plank flooring . Main floor access to fenced patio. Upper floor bedrooms each have their own En-suite bathroom and walk-in closets . Basement can be finished and provides direct access to the DOUBLE ATTACHED GARAGE . This home does not back on to other units in the complex giving a more open feel . SHORT walk to South Health Campus and all the Retail and Restaurants of the Seton Complex. LAKE access and short walk to Beach and Community Centre . LOW ,LOW CONDO FEES .