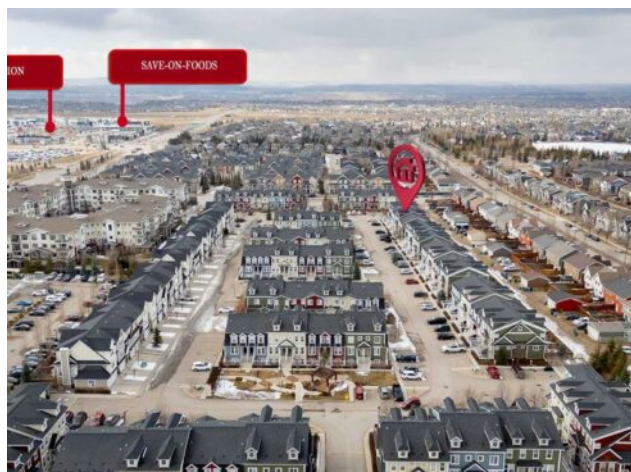


1417 Auburn Bay Circle SE
Calgary, Alberta

MLS # A2213124



\$349,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,151 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	In Floor, Natural Gas
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	See Remarks
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 373
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: N/A

Welcome to this bright and airy 2-bedroom townhouse, just a short stroll from Auburn Bay's exclusive beach house—your gateway to year-round activities like swimming, boating, and skating! Step inside to a spacious, open-concept living area, perfect for entertaining. The modern kitchen boasts sleek cabinetry, ample storage, and a functional island, making daily living a breeze. The primary suite features a private 4-piece ensuite and walk-in closet, while a generously sized second bedroom offers plenty of closet space. A convenient stacked laundry, an additional 4-piece bath complete the layout. Soak up the sun on your front patio with a built-in gas hookup—perfect for summer BBQs! Ideally located near South Health Campus, schools, Seton YMCA, shopping, and transit, this home offers the perfect blend of comfort and convenience. This entire unit is below grade. Don't miss out—schedule your viewing today