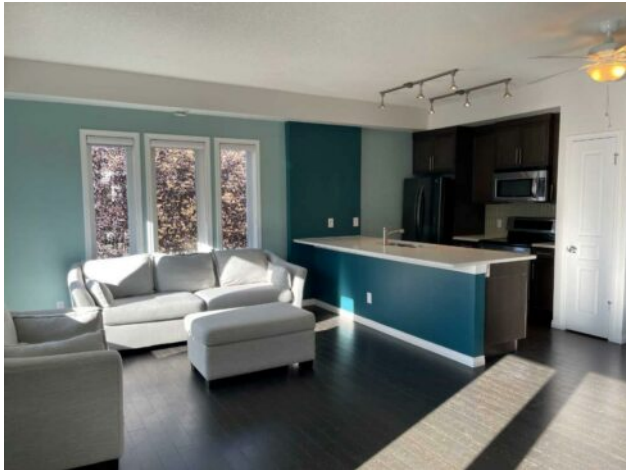


1006 Auburn Bay Square SE
Calgary, Alberta

MLS # A2209992



\$389,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	783 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Garage Faces Rear, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 264
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Track Lighting		

Inclusions: Curtains in Bedroom

This charming 2 bedroom, 1 bathroom townhome is the perfect blend of comfort and convenience. Located in a prime corner unit, it boasts large windows that flood the space with natural light, creating a bright and welcoming atmosphere throughout. The standout features of the home are its modern open kitchen with upgraded appliances all less than a year old, and a sleek design making it ideal for cooking and entertaining, the large cantilevered master bedroom that provides extra space compared to other units, and customizable closets for all your storage essentials. With low condo fees, access to the picturesque Auburn Bay Lake, and less than a 10 minute drive for shopping, restaurants, multiple green spaces, and both Deerfoot and Stoney Trail, this townhome offers both style and practicality in an unbeatable location!