

# \$489,900 - 647 Auburn Bay Boulevard Se, Calgary

MLS® #A2225441

**\$489,900**

2 Bedroom, 3.00 Bathroom, 1,488 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

**PRICE REDUCTION!!!** This CORNER end unit overlooks a gorgeous pond and walking path. Enjoy your morning sun & coffee on the east-facing deck and lower patio. The floor plan is perfectly designed to accommodate an optional home office, workout space or reading area on the main floor with direct access to your attached two car garage. The second floor offers hardwood flooring, living room, dining room, breakfast nook & 2pc bath. The kitchen comes complete with granite counters, stainless steel appliances (new fridge/microwave 2024), eating bar & pantry. The main floor is complete with a balcony that has a gas hookup and views of the pond which is directly across the street. Double master bedrooms on the 3rd floor include 4pc en-suite & walk-in closets. The laundry room is conveniently located on the 3rd level and has ample room for future built-ins and provides additional storage space. The corner unit offers additional windows for natural sunlight to shine through. The home is perfectly situated just a short walk to a playground, transit, lake, YMCA, hospital, schools, walking paths & Seton's extensive development. The double attached garage has built in shelving as well. This is your chance to live in the LAKE COMMUNITY of AUBURN BAY!

Built in 2009

## Essential Information



MLS® #	A2225441
Price	\$489,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,488
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	647 Auburn Bay Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3m0m3

### **Amenities**

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Storage
-------------------	--------------------------------

Lot Description	Few Trees, Landscaped, Level, Views, Close to Clubhouse, Wetlands
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	19
Zoning	M-X1
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.