

# \$484,900 - 204 Auburn Meadows Walk Se, Calgary

MLS® #A2204040

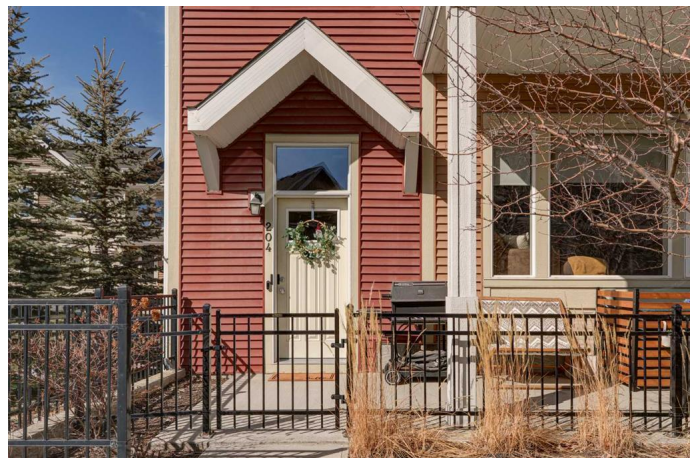
**\$484,900**

2 Bedroom, 2.00 Bathroom, 1,197 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Experience the best of lake community living in this stunning corner-unit, bungalow style townhome by Brookfield Residential. Offering nearly 1,200 sq. ft. of single-level living, this home is designed for style, comfort, and convenience. The bright and oversized living room features large windows, hardwood flooring, and a cozy gas fireplace. The modern kitchen boasts quartz countertops, stainless steel appliances, stylish cabinetry, and a spacious island, seamlessly flowing into the dining area, perfect for entertaining. Just steps away from your dining, step out onto your first sunny and private balcony. The primary bedroom is a private retreat with a generous walk-in closet and a stylish full ensuite bath with matching quartz counters. A versatile second bedroom and a full bathroom provide flexibility for guests or a home office. Make your way downstairs to a spacious furnace room that also serves as a convenient storage area for all your extras. From here, you can access the attached double garage, offering year-round parking with ease and practicality. The home also features Central AC, ensuring you stay cool during those hot summer days. Step outside your front door to enjoy a second private patio - perfect for summer lounging and socializing with friends. This townhome is ideally situated within the complex, close to visitor parking, mailboxes and beside a scenic green space. Steps from Auburn Station, two blocks from the off-leash dog park, and minutes from Auburn Bay's 43-acre lake,



private park, and beach. With South Health Campus and Seton's amenities nearby, this is maintenance-free living at its finest - move in now and enjoy the lake lifestyle this summer!

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2204040      |
| Price          | \$484,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,197         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 204 Auburn Meadows Walk Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 2E7                    |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Recreation Facilities, Clubhouse, Picnic Area, Racquet Courts |
| Parking Spaces | 2                                                             |
| Parking        | Double Garage Attached                                        |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Sauna          |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, |

|                 |                          |
|-----------------|--------------------------|
|                 | Washer, Window Coverings |
| Heating         | Forced Air               |
| Cooling         | Central Air              |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Mantle              |
| Has Basement    | Yes                      |
| Basement        | Unfinished, Partial      |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | None                                 |
| Lot Description   | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 43               |
| Zoning         | DC               |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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