# \$457,000 - 73 Auburn Meadows Way Se, Calgary

MLS® #A2235345

### \$457,000

2 Bedroom, 3.00 Bathroom, 1,270 sqft Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to a stylish and functional 2-bedroom townhome located in the heart of Auburn Bay. This home features a unique split-level floor plan with a bright and open living room on the lower level and a spacious kitchen and dining area just a few steps up. The modern kitchen is equipped with stainless steel appliances, full-height cabinetry, and a large island with stone countertopsâ€"perfect for both everyday living and entertaining. Upstairs, you'II find two generously sized bedrooms, including both of them having comfortable primary suites. The second bedroom ideal for guests, kids, or a home office. The home also includes a basement offering ample storage space. Enjoy outdoor living on your fenced-in front patioâ€"perfect for relaxing or hosting summer BBQs. Additional highlights include a double attached garage at the rear of the home and in-suite laundry for added convenience. Situated in a well-managed complex close to parks, schools, shopping, and public transit, this property also offers easy access to Auburn Bay's exclusive lake amenities. Perfect for first-time home buyers, investors, or anyone looking for a low-maintenance lifestyle in a vibrant, family-friendly community.







Built in 2015

#### **Essential Information**

MLS® # A2235345 Price \$457,000 Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,270

Acres 0.00

Year Built 2015

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 73 Auburn Meadows Way Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 2H8

#### **Amenities**

Amenities Parking, Snow Removal, Visitor Parking

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Unfinished, Partial

#### **Exterior**

Exterior Features Courtyard

Lot Description Back Lane, Low Maintenance Landscape, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 27th, 2025

Days on Market 53
Zoning DC
HOA Fees 494

# **Listing Details**

HOA Fees Freq.

Listing Office Century 21 Bravo Realty

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