

# \$520,000 - 206 Auburn Meadows Walk Se, Calgary

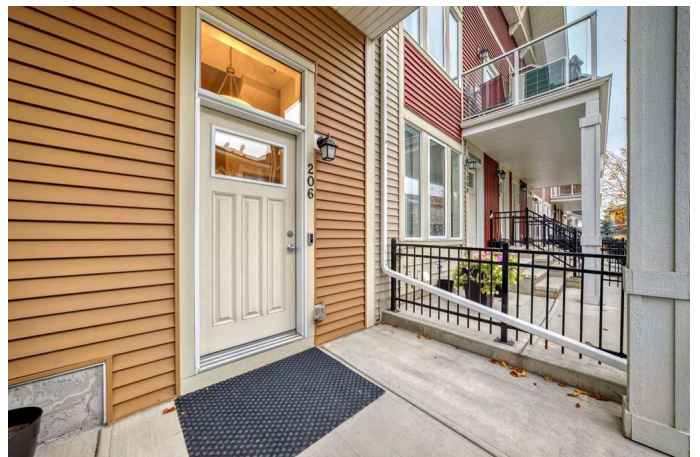
MLS® #A2189854

**\$520,000**

3 Bedroom, 2.00 Bathroom, 1,336 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

**NEW PRICE!** Welcome to this rare **END UNIT** in the sought-after **LAKE** Community of Auburn Bay! This spotless **3-BEDROOM, 2-BATHROOM TOP FLOOR** townhouse seamlessly blends functionality with luxury, enhanced by an abundance of natural light. The bright, open design, featuring large windows, creates an elegant and inviting space with an extra-large great room and a cozy fireplace. The contemporary kitchen boasts white cabinetry, quartz countertops, a large pantry, and stainless steel appliances, including a new fridge. The primary bedroom offers a spacious walk-in closet and an ensuite with a shower and quartz countertops. Additional highlights include high-end engineered wood flooring in the living areas, a custom electric fireplace, and designer Hunter Douglas up/down blinds for both privacy and style. Enjoy outdoor living on the south-facing 25x8 upper balcony and a concrete patio at ground level. This unit also features **CENTRAL A/C**, a central vacuum system, a top-of-the-line water softener, and a partially finished basement connected to a painted **DOUBLE** attached **GARAGE** with a Level 2 EV charger compatible with both J1772 and NACS/Tesla. Situated in a prime location, just steps from supermarkets, shops, banks, and schools, with easy access to Stoney Trail and major roads, this home is a must-see! Don't miss this opportunity! **OPEN HOUSE** on April 6 from 12 to 2 pm.



Built in 2015

## Essential Information

MLS® #	A2189854
Price	\$520,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,336
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	206 Auburn Meadows Walk Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E7

## Amenities

Amenities	Visitor Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 24th, 2025
Days on Market	70
Zoning	DC
HOA Fees	470
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Engel & Völkers Calgary
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.