

107 Auburn Bay Street SE
Calgary, Alberta

MLS # A2180178



\$359,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,176 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating: In Floor, Forced Air

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Kitchen Island, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 181

LLD: -

Zoning: M-1

Utilities: -

Inclusions: N/A

This gorgeous 2 bedroom/2 bathroom condo is located 1/2 a block away from the Calgary South Health Campus, the new Seton Urban District and is just a short walk to the lake, park, walking paths, fishing, swimming, spray park, skating, firepit, tennis courts, etc. This great home features quartz counter tops, luxury vinyl plank throughout the main area, stainless steel appliances, washer, new dryer, and window coverings. With 1175 square feet of living space, you will enjoy 2 generous sized bedrooms, as well as 2 full sized bathrooms - plus indoor storage and an outdoor patio. You also have 1 assigned parking stall plus good accessibility to additional parking on the street. All Avalon homes meet high established standards in energy efficiency, water conservation and sustainable building practices - keeping your monthly utilities low (~\$300/month).