

# \$539,900 - 83 Auburn Meadows S Street Se, Calgary

MLS® #A2204422

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,479 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

This 3 Storey townhome has a close to 1500 square feet of developed living space in the lake community of Auburn Bay. This home is built by the highly regarded Brookfield Residential group and has the award winning and versatile "Sienna"™ floor plan. The developed lower level allows for an office or a hobby room. The main floor is an open-concept layout brings the living, the dining and the kitchen space together. The up level includes a primary bedroom with a walk-in closet and a 3-piece ensuite. Two additional bedrooms offer generous space and a 4-piece bathroom. This location closes to Restaurants, Pubs, Coffee Shops, Grocery Stores, Medical Offices, Schools, Playgrounds, Parks and Stoney Trail.

Built in 2022

## Essential Information

MLS® #	A2204422
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,479



Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	83 Auburn Meadows S Street Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S1

### **Amenities**

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Walk-Out, Partial

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Flag Lot
Roof	Asphalt, Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
-------------	------------------

Days on Market	14
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            First Place Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.