

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

MLS® #A2189854

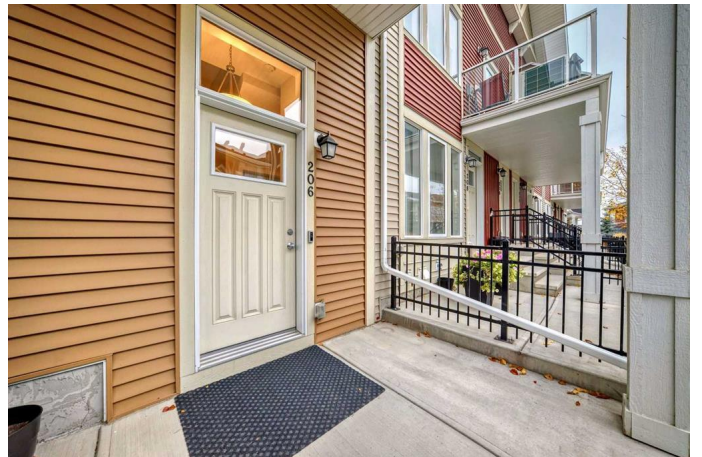
**\$520,000**

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.

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

## Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Range, 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 76  
Zoning DC  
HOA Fees 470  
HOA Fees Freq. ANN

## Listing Details

Listing Office Engel & Völkers Calgary

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