

# \$340,000 - 805 Auburn Bay Circle Se, Calgary

MLS® #A2216637

**\$340,000**

2 Bedroom, 2.00 Bathroom, 1,265 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Bright and spacious 2-bedroom, 2-bathroom BUNGALOW-STYLE TOWNHOUSE in the highly sought-after ZEN IN AUBURN BAY. Just a short walk to AUBURN BAY LAKE, beach house, parks, schools, and countless amenities, including SOUTH HEALTH CAMPUS, SETON YMCA, shopping, and transit.

This well-maintained GARDEN-LEVEL UNIT features an open-concept layout with LUXURY VINYL PLANK FLOORING throughout the LIVING ROOM, KITCHEN, DINING AREA, and both BATHROOMS. The modern kitchen includes QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a LARGE CENTRAL ISLAND. IN-FLOOR HEATING provides year-round comfort.

The PRIMARY BEDROOM includes a PRIVATE 4-PIECE ENSUITE, while the second bedroom is located near another FULL BATHROOM—ideal for family or guests. Additional features include IN-SUITE LAUNDRY, a STORAGE ROOM, and a PRIVATE FRONT PATIO with a GAS LINE FOR BBQs.

Includes one ASSIGNED PARKING STALL with ample STREET PARKING nearby. Enjoy LOW-MAINTENANCE LIVING with ENERGY-EFFICIENT CONSTRUCTION in a vibrant, LAKE-ACCESS COMMUNITY.



Built in 2013

## Essential Information

MLS® #	A2216637
Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,265
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	805 Auburn Bay Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2A3

## Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Guest, Stall

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Tankless Water Heater, Washer
Heating	In Floor
Cooling	None
Basement	None

## Exterior

Exterior Features	BBQ gas line
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Lot Description	Private, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	3
Zoning	M-1
HOA Fees	506
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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