

# \$438,000 - 319, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2230420

**\$438,000**

3 Bedroom, 3.00 Bathroom, 1,325 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to Auburn Bay! Vacation all year round in this incredibly vibrant lake community! This beautiful 3-bedroom, 3-full-bathroom townhome check all the boxes. This spacious home features a fully finished basement, adding an additional 400 sqft, perfect for a recreation room, home office, or guest suite. Enjoy the outdoors with a patio—ideal for entertaining or relaxing. Enjoy the courtyard with your neighbors, friends and family all summer long. Titled parking stall and lots of visitor parking nearby! Located within walking distance to the local schools and exclusive beach club, this home combines comfort, convenience, and a true lifestyle experience perfect for a large family. Whether you're hosting guests or enjoying a peaceful evening by the lake, this home has it all!

Built in 2010

## Essential Information

MLS® #	A2230420
Price	\$438,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,325
Acres	0.00
Year Built	2010
Type	Residential



Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	319, 10 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0P7

### Amenities

Amenities	Beach Access, Clubhouse, Dog Park, Park, Party Room, Picnic Area, Playground, Recreation Facilities, Visitor Parking, Dry Dock
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	26
Zoning	R-2M

HOA Fees518

HOA Fees Freq. ANN

Listing Details

Listing Office

Real Broker

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.