

\$504,900 - 614, 10 Auburn Bay Avenue Se, Calgary

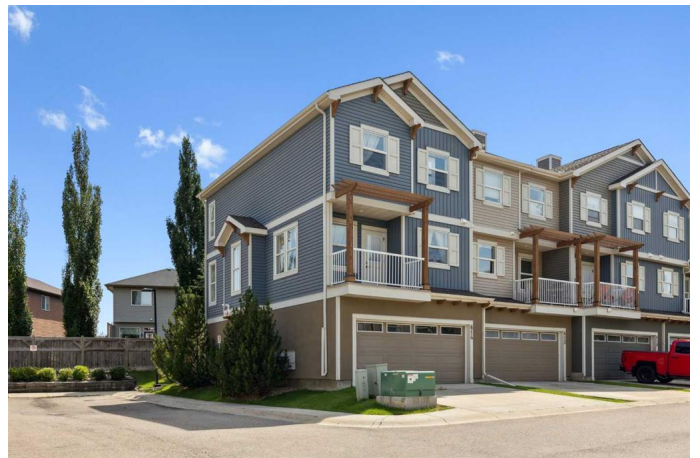
MLS® #A2239708

\$504,900

3 Bedroom, 3.00 Bathroom, 1,461 sqft
Residential on 0.04 Acres

Auburn Bay, Calgary, Alberta

Welcome to this stunning 3-bedroom, 2.5-bathroom end unit townhome offering comfort, natural light, and privacy in one of Calgary's most desirable lake communities. With 1733 sq feet of thoughtfully designed living space, this home is perfect for professionals, investors, families, or first-time buyers. As an end unit, enjoy just one shared wall and extra windows that flood the home with sunlight. The east-west layout brings bright mornings and golden sunsets, viewed from your spacious west-facing balcony with gas BBQ hookup. The open-concept main floor features rich hardwood, a large living/dining area, and a kitchen with high end cabinetry, a large island and plenty of storage. Upstairs, you'll find two oversized primary suites, each with a walk-in closet and private ensuite: one with a soaker tub, the other with a walk-in shower. The third bedroom is on the lower level, and would also be ideal as a home office, gym, or media room. There is ample parking with the double attached garage, spacious driveway, and additional visitor stalls. Outside, enjoy a tree-lined green space for added privacy and relaxation. This well-managed complex offers low-maintenance, turn key living, all just steps from the lake, schools, parks, and the vibrant amenities of Auburn Bay, Mahogany, and Seton. The prime location is across the street from Auburn Bay School and within close proximity to the South Health Campus hospital. The lake access provides endless



recreational opportunities including fishing, swimming, paddle boarding, ice skating, cross-country skiing, as well as tennis/pickleball courts and a splash park. Bright, stylish, and ideally locatedâ€”come see this beautiful home and experience lakeside living for yourself! *Seller notes that all furniture may be negotiated separately.

Built in 2012

Essential Information

MLS® #	A2239708
Price	\$504,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,461
Acres	0.04
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	614, 10 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0P8

Amenities

Amenities	Visitor Parking, Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Garburator, Washer/Dryer Stacked, Window Coverings, Built-In Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	13
Zoning	R-CG
HOA Fees	507
HOA Fees Freq.	ANN

Listing Details

Listing Office	Engel & Völkers Calgary
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.