

# \$436,900 - 1016, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2260014

**\$436,900**

2 Bedroom, 2.00 Bathroom, 1,387 sqft

Residential on 0.14 Acres

Auburn Bay, Calgary, Alberta

**\*\* Open House Saturday October 4th from 1pm-3pm! \*\*** This 2-bedroom townhome with a spacious third-floor bonus room/den offers the perfect blend of comfort, style, and convenience. Set in the heart of Auburn Bay, youâ€™ll enjoy year-round lake access, scenic walking paths, green spaces, and a true sense of community. Families will especially appreciate that the neighbourhood is full of kids and just steps to a nearby schoolâ€™perfect for an active, connected lifestyle.

Spend sunny days paddle boarding, kayaking, or relaxing at the beach, and in winter take advantage of skating, hockey, and moreâ€™right in your own neighbourhood. Step inside and be greeted by a bright, open-concept main floor where south-facing windows fill the space with natural light. The kitchen is well-appointed with plenty of counter space, while the adjoining living and dining areas make entertaining effortless. Fresh paint, gleaming hardwood floors, a new fridge (2024), and freshly cleaned carpets ensure this home is move-in ready.

Upstairs, youâ€™ll find two generously sized bedrooms plus a huge third-floor bonus room/denâ€™ideal as a home office, playroom, or cozy media retreat. Nestled in a quiet, family-friendly complex with beautifully maintained landscaping, this home also includes two titled parking stalls and low condo



fees for peace of mind.

All of this in a prime location with quick access to Stoney Trail, Deerfoot Trail, South Health Campus, schools, shops, and Auburn Bay’s countless amenities. Whether you’re a first-time buyer, young family, or downsizer, this townhome is a rare opportunity to enjoy the full Auburn Bay lifestyle.

Built in 2010

**Essential Information**

MLS® #	A2260014
Price	\$436,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,387
Acres	0.14
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	1016, 10 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0P8

**Amenities**

Amenities	Snow Removal
Parking Spaces	2
Parking	Stall, Titled

**Interior**

Interior Features	Breakfast Bar, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 29th, 2025
Days on Market	4
Zoning	R-2M
HOA Fees	515
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
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