

\$479,999 - 709, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2252425

\$479,999

4 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.03 Acres

Auburn Bay, Calgary, Alberta

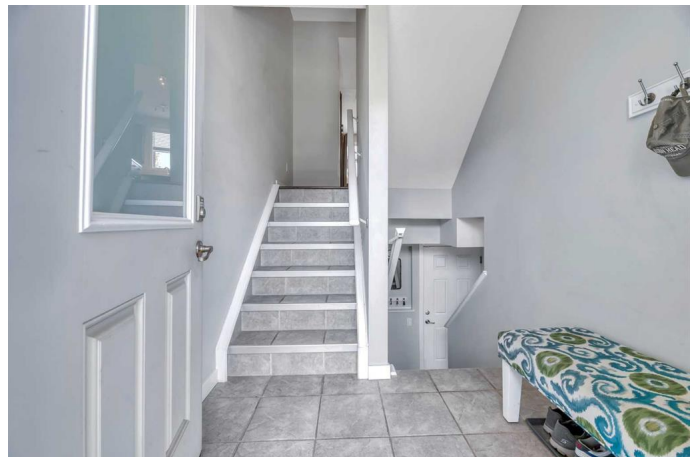
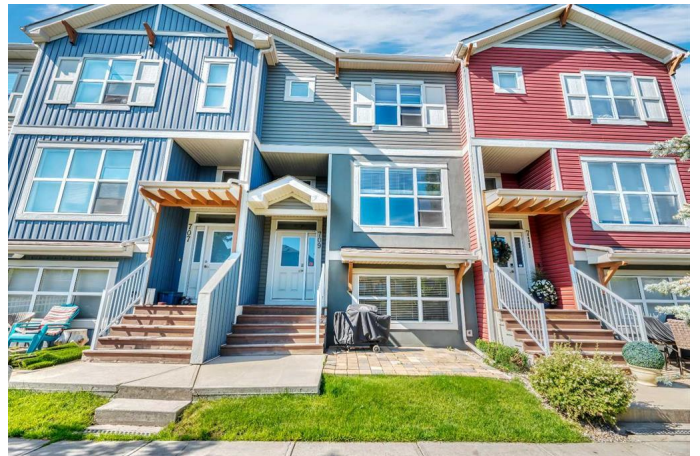
LAKE LIVING at its Finest! A total of 4 BEDROOMS, 2.5 BATHS, ATTACHED 2 CAR GARAGE & over 1,563 sq ft of total living space! Townhouse living offers the space and comfort of a home with the ease of condo maintenance - Ideal for busy professionals or families on the go!

This townhouse offers the perfect combination of space, style, and convenience in one of Calgary's most sought-after lake communities. With an attached double garage, room for two additional vehicles on the driveway, plus visitor parking, this home makes everyday living easy.

On the lower level, you'll find a 4th bedroom which offers versatile space – perfect for an additional bedroom, office, home gym, workspace, or hobby room – along with a utility room and direct access from the garage.

The main level features an open-concept design filled with natural light from large, bright windows. The modern kitchen boasts a large island with seating, ample cabinetry, and flows seamlessly into the dining and living areas – ideal for entertaining, plus a balcony off the kitchen. A convenient half bath completes this level.

Upstairs, the primary suite includes a walk-in closet and private 3-piece ensuite. Two



additional bedrooms, a 4-piece bathroom, and upstairs laundry provide functionality and comfort for family or guests.

Located in the vibrant community of Auburn Bay, youâ€™ll enjoy full access to the private lake with year-round amenities: swimming, sandy beaches, fishing, skating, paddleboarding, tennis, and community events. Nearby, youâ€™ll also find parks, schools, shopping, restaurants, the South Health Campus, and easy access to major roadways.

Donâ€™t miss your chance to experience lake community living in a beautiful, move-in ready townhouse!

Built in 2010

Essential Information

MLS® #	A2252425
Price	\$479,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,310
Acres	0.03
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	709, 10 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 0P8

Amenities

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

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Balcony, Other
Lot Description	Low Maintenance Landscape
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	82
Zoning	R-2M
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	Power Properties
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