

\$419,900 - 219 Auburn Bay Circle Se, Calgary

MLS® #A2200915

\$419,900

2 Bedroom, 3.00 Bathroom, 1,211 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSES Wed & Fri 4-6PM. Auburn Bay is a beautiful family-oriented and Award winning lake community! This is one of the best units in the complex and is just a short walk to the coveted Auburn Bay beach house with lake access. This gorgeous and bright 2-storey END UNIT townhome has 8 more windows than inner units, a very large and open feel, from the generous sized living room through to the dining room and kitchen and out the back door to your own private fenced west-facing backyard that backs onto greenspace. Concrete patio, BBQ gas line, sunny evenings in your own backyard! The kitchen has loads of cabinets, quartz countertops, a pantry, an island with seating plus a bright window above the sink. A half bath is also on this floor. The only carpet in the unit is on the stairs, the rest is all LVP, the upper floor being new. Upstairs there are 2 very generous sized bedrooms, both with 4-piece ensuites and double closets. Laundry is also on this floor plus a storage area above the stairs. A HUGE added bonus is the 187 square foot unfinished attic space for storage!! There is a pull-down ladder for access and there is tons of room for all of your off-season storage needs! Truly a great space with low condo fees, your parking space right out front and ample visitor parking. Walking distance to South Calgary Health hospital, theatres, boutique shops, lively pubs, gourmet dining options, the Seton retail district, the new YMCA, the Auburn Bay dog park, and easy



access to both Deerfoot and Stoney Trails. A must see!

Built in 2012

Essential Information

MLS® #	A2200915
Price	\$419,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,211
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	219 Auburn Bay Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S6

Amenities

Amenities	Park, Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall, Guest

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Basement	None

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2025
Days on Market	2
Zoning	M-1
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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