

\$349,900 - 1417 Auburn Bay Circle Se, Calgary

MLS® #A2213124

\$349,900

2 Bedroom, 2.00 Bathroom, 1,151 sqft

Residential on 0.00 Acres

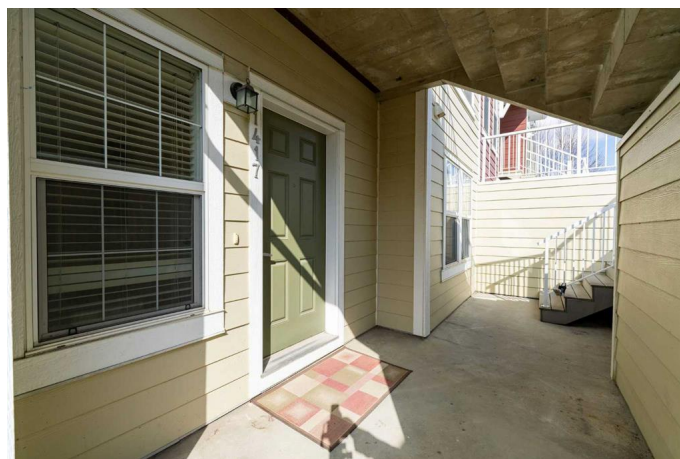
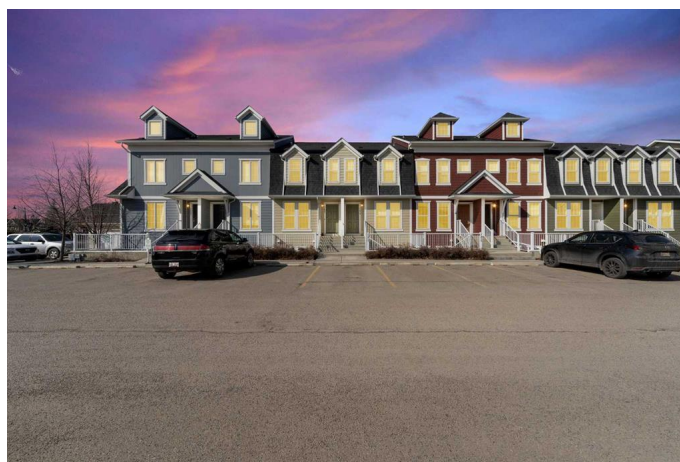
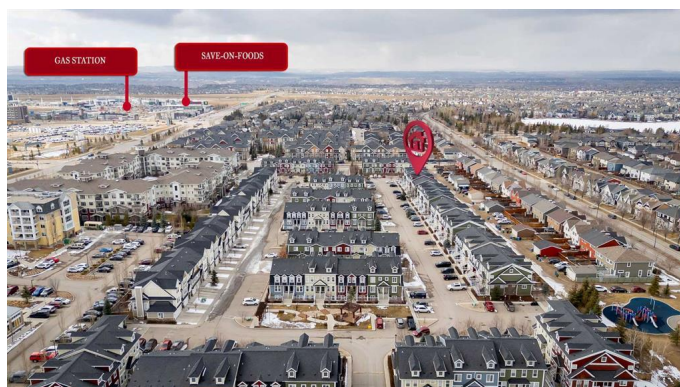
Auburn Bay, Calgary, Alberta

Welcome to this bright and airy 2-bedroom townhouse, just a short stroll from Auburn Bay's exclusive beach house—your gateway to year-round activities like swimming, boating, and skating! Step inside to a spacious, open-concept living area, perfect for entertaining. The modern kitchen boasts sleek cabinetry, ample storage, and a functional island, making daily living a breeze. The primary suite features a private 4-piece ensuite and walk-in closet, while a generously sized second bedroom offers plenty of closet space. A convenient stacked laundry, an additional 4-piece bath complete the layout. Soak up the sun on your front patio with a built-in gas hookup—perfect for summer BBQs! Ideally located near South Health Campus, schools, Seton YMCA, shopping, and transit, this home offers the perfect blend of comfort and convenience. This entire unit is below grade. Don't miss out—schedule your viewing today

Built in 2012

Essential Information

MLS® #	A2213124
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,151



Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	1417 Auburn Bay Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S6

Amenities

Amenities	Other
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2025
Days on Market	10

Zoning	M-1
HOA Fees	494
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.