

# \$499,900 - 202, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2238982

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,461 sqft

Residential on 0.03 Acres

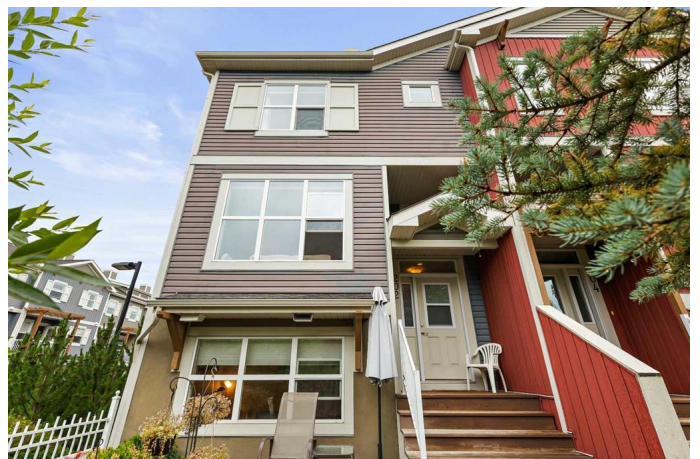
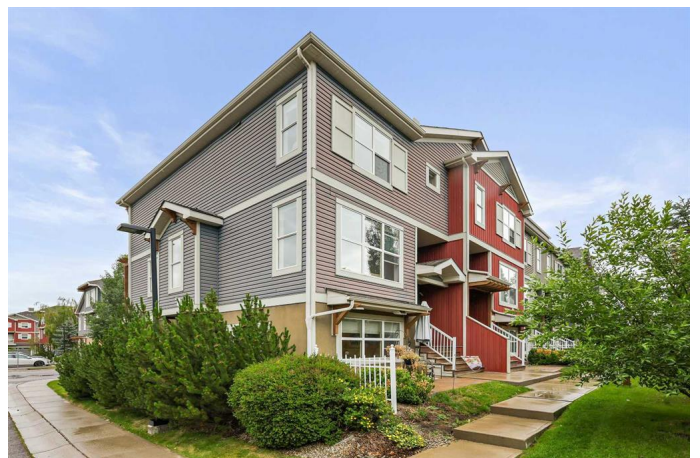
Auburn Bay, Calgary, Alberta

Welcome to this bright and spacious 3-bedroom, 2.5-bath corner unit townhouse, perfect for a growing family. The double-attached garage provides direct access to the home, leading into a versatile lower-level flex room—ideal as a home office or hobby space. The main floor boasts an open-concept layout with a large living room, expansive windows, and added light from the corner-unit placement. The well-appointed kitchen features generous cabinetry and connects seamlessly to a dining area with access to a sunny balcony—perfect for your BBQ or morning coffee. A convenient powder room is also located on the main level. Upstairs, the primary suite impresses with a walk-in closet and a private ensuite with a walk-in shower. Two additional bedrooms are well-sized and share a four-piece family bath. Ideally located within walking distance to schools, this home is in a vibrant lake community with parks, a private beach, year-round lake access for swimming, boating, and winter skating.

Built in 2010

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2238982  |
| Price     | \$499,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,461         |
| Acres          | 0.03          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 202, 10 Auburn Bay Avenue Se |
| Subdivision | Auburn Bay                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3M 0P7                      |

### Amenities

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

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer          |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Partial, Walk-Out                                                         |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Lot Description   | Landscaped               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 11th, 2025  
Days on Market        3  
Zoning                    R-2M  
HOA Fees                518  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            MaxWell Canyon Creek

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