

# \$444,900 - 411 Auburn Bay Circle Se, Calgary

MLS® #A2239256

**\$444,900**

2 Bedroom, 3.00 Bathroom, 1,427 sqft

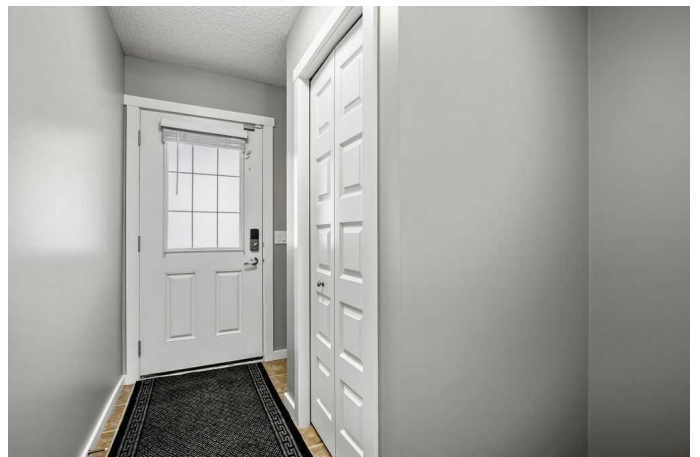
Residential on 0.03 Acres

Auburn Bay, Calgary, Alberta

This beautifully designed, modern townhouse is nestled in the vibrant, lake-side community of Auburn Bay. You'll fall in love the moment you enter the living room with its soaring 14-foot ceilings and sun-drenched south-facing windows that fill the room with natural light. Step outside to your private, low-maintenance backyard, finished with artificial turf.

The kitchen is bright, open, and functional with sleek black appliances and tons of counter space. Whether you're cooking a quiet dinner or hosting a gathering, it's a space designed to keep everything at your fingertips. Just around the corner is a convenient half-bath and a walk-in pantry (hello, organization goals!). Upstairs, you'll find not one, but two spacious primary bedrooms, each with generous walk-in closets and their own private four-piece ensuites. Laundry day is a breeze thanks to a full-size washer and dryer set (just 2 years old), tucked upstairs with custom shelving for extra storage. And with a hot water tank that's also only 2 years old, you'll have peace of mind knowing major mechanicals are up to date.

You'll love the comfort of central A/C (installed in 2020) keeping your home cool all summer long. And with direct access from your single attached garage, you'll never have to step out into the cold again. The undeveloped basement offers flexible space for whatever you need. Home gym, office, or seasonal storage.



Living here means embracing the Auburn Bay lifestyle: year-round lake access and great walking paths (yes, it's dog-friendly!) The condo board is favorable with most breeds and sizes. You're just minutes from the South Health Campus and Seton shopping and dining.

Come take a look and imagine yourself living lakeside in Auburn Bay. You deserve it.

Built in 2014

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2239256      |
| Price          | \$444,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,427         |
| Acres          | 0.03          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 411 Auburn Bay Circle Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2A2                  |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Community Gardens, Visitor Parking        |
| Parking Spaces | 2   |
| Parking        | Concrete Driveway, Single Garage Attached |

# of Garages 1

## Interior

Interior Features Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Interior Lot, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 11th, 2025

Days on Market 3

Zoning M-1

HOA Fees 509

HOA Fees Freq. ANN

## Listing Details

Listing Office Real Estate Professionals Inc.

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