

# \$479,000 - 41 Auburn Meadows Way Se, Calgary

MLS® #A2246171

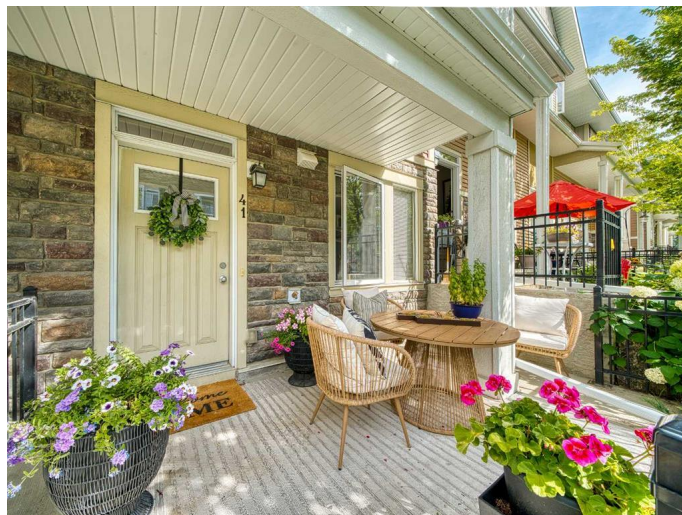
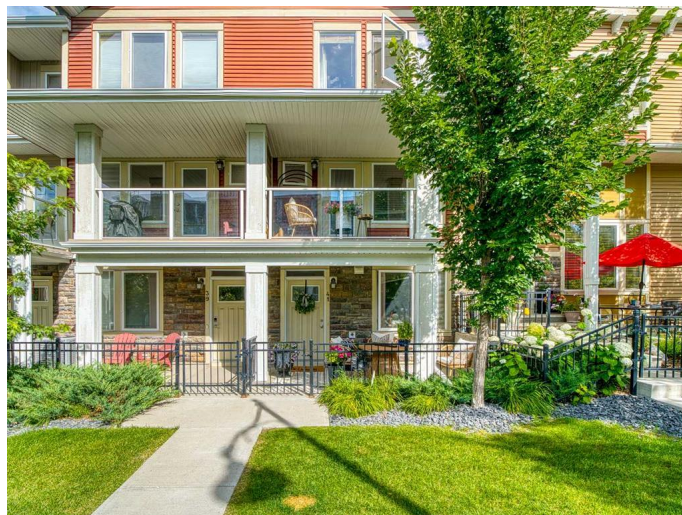
**\$479,000**

2 Bedroom, 3.00 Bathroom, 1,115 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

If this townhouse were a human, itâ€™d be the kind of laid-back multi-tasker who owns every cool hobbyâ€”from kayaking to carving pumpkinsâ€”and still manages to look put-together in every Instagram shot. Step into 41 Auburn Meadows Way, nestled in the heart of Auburn Bay, Calgaryâ€™s premier lake-centred community that marries suburban ease with â€œdid we just escape to cottage country?â€• energy. Featuring 1,115 sqft of above-grade living and a generous double attached garage (370sqft)â€”perfect for vehicles, bikes, or that paddleboard you swear youâ€™ll use more next summer. From the moment you arrive, youâ€™ll sense the spirit of community that makes Auburn Bay so unforgettable: a vibrant 43-acre freshwater lake at its heartâ€”your year-round playground for summer kayaking, winter skating, or casual lakeside hangs. Add to that the sprawling 13-acre park and Auburn House community centre, offering everything from splash parks to fitness classes and summer campsâ€”your neighbours are as likely to be your pals as they are your mid-week lifeboaters. Inside, the main level opens into a seamless flow of living, dining, and kitchen spaceâ€”and yes, your furniture might just start dancing the minute you walk in (theyâ€™re kindred spirits). The living roomâ€™s elegant feature wall and that striking gold chandelier? Theyâ€™re not just decor, theyâ€™re a vibe. Cue the â€œthis is the oneâ€• energy. The kitchen complements with dark cabinetry, quartz



counters, stainless steel appliances, and an island thatâ€™s basically begging for a charcuterie clashâ€”or a solid pancake stack. Upstairs, you get two primary suites, each armed with its own ensuiteâ€”so awkward bathroom scheduling hits an all-time low. One suite is bright, crisp, and perfect for early-morning mood setting, while the other makes hosting guests or in-laws a luxurious breeze.

And then thereâ€™s the outdoor life: your front patioâ€”ideal for coffee, wine, or book-reading with eyes on that friendly neighbourhood path. Auburn Bay doesnâ€™t just stop at having parksâ€”itâ€™s crisscrossed with walking and cycling paths, sports fields, playgrounds, and even that famed Halloween spirit that lights up the streets (inflatable zombies, anyone?)

With schools, shopping, the set-to-open Green Line C-Train route, and South Health Campus all nearby, this home isnâ€™t just a propertyâ€”itâ€™s your launchpad into an active, connected, and delightfully social lifestyle.

Final word: This isnâ€™t â€œjustâ€• a townhouse. Itâ€™s your immediate upgrade to a refreshed, community-infused lifeâ€”a home that welcomes you and a neighbourhood that embraces you back.

Built in 2014

**Essential Information**

MLS® #	A2246171
Price	\$479,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,115
Acres	0.00

Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	41 Auburn Meadows Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H8

### Amenities

Amenities	Playground, Beach Access
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Interior Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 8th, 2025
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Days on Market	1
Zoning	DC
HOA Fees	508
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	RE/MAX Complete Realty
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