\$309,900 - 224 Auburn Bay Circle Se, Calgary

MLS® #A2257563

\$309,900

2 Bedroom, 2.00 Bathroom, 1,096 sqft Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Step into this spacious 1,100 sq ft gem, where comfort and modern design meet. With two generously sized bedrooms, two full baths, and a private patio for all your outdoor moments, this townhouse offers the incredible value you've been looking forâ€"and more. Why You'II Love It 1.Pet-Friendly â€" Bring your furry friend along; they'II love it here, too! 2. Electric Fireplace & In-Floor Heating â€" Stay cozy all year round with ambient warmth and total comfort, Elegant and Energy Efficient. 3. Stylish Vinyl Plank Flooring â€" Durable and easy to maintain, with a sleek, modern aesthetic. 4.Upgraded Appliances â€" Enjoy the convenience of sleek, modern appliances and a gourmet kitchen that elevate your cooking experience. Nestled in the beautiful lake community of Auburn Bay, you're not just buying a homeâ€"you're buying a lifestyle. Imagine living in a neighborhood that offers serene lakeside living, excellent schools, and access to the South Health Campus for all your healthcare needs. The YMCA and a variety of shopping options are just minutes away, making errands and recreation easy and convenient. For the golf enthusiast, you'II be minutes away from top-tier golf coursesâ€"the perfect place to unwind and enjoy the outdoors. Lifestyle and Location: Not only does this home offer serene lakeside living, but you're also just steps away from excellent schools, the South Health Campus, and plenty of shops and restaurants. Whether







you're catching up on errands, walking your dog to the off leash park or grabbing a coffee, everything you need is right at your doorstep. Plus, with easy access to the Ring Road, commuting is a breeze, and the mountains are just a short drive away for weekend getaways and outdoor adventures. This is more than just a townhouse; it's a lifestyle that's perfect for those who crave convenience, nature, and modern living. Ready to make this stunning townhouse yours? Let's schedule your viewing today!

Built in 2012

Essential Information

MLS® # A2257563 Price \$309,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,096 Acres 0.00 Year Built 2012

Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Active

Community Information

Address 224 Auburn Bay Circle Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 1S7

Amenities

Amenities Clubhouse, Parking, Snow Removal, Visitor Parking, Beach Access,

Dog Park

Parking Spaces 1

Parking Additional Parking, Assigned, Parking Lot, Paved, Stall, Plug-In

Waterfront Beach Access

Interior

Interior Features Closet Organizers, No Smoking Home, Open Floorplan, Recessed

Lighting, Tankless Hot Water, Wired for Data

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked,

Electric Oven, Instant Hot Water

Heating In Floor, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric, Family Room

Basement None

Exterior

Exterior Features BBQ gas line, Lighting, Private Entrance, Uncovered Courtyard

Lot Description Close to Clubhouse

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 17th, 2025

Days on Market 30
Zoning M-1
HOA Fees 509

HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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