

\$499,900 - 709, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2252425

\$499,900

3 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.03 Acres

Auburn Bay, Calgary, Alberta

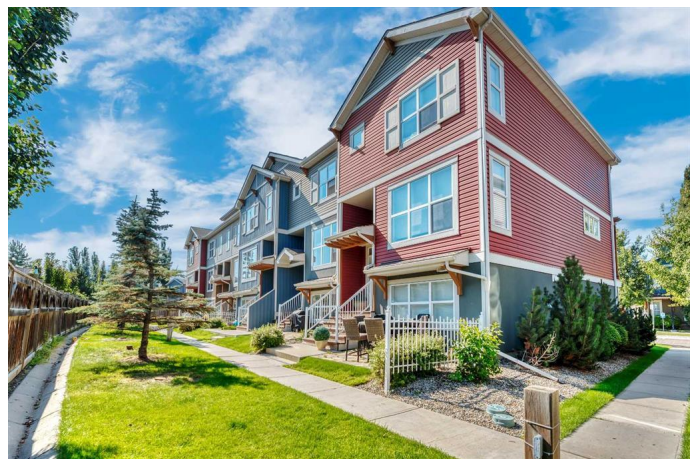
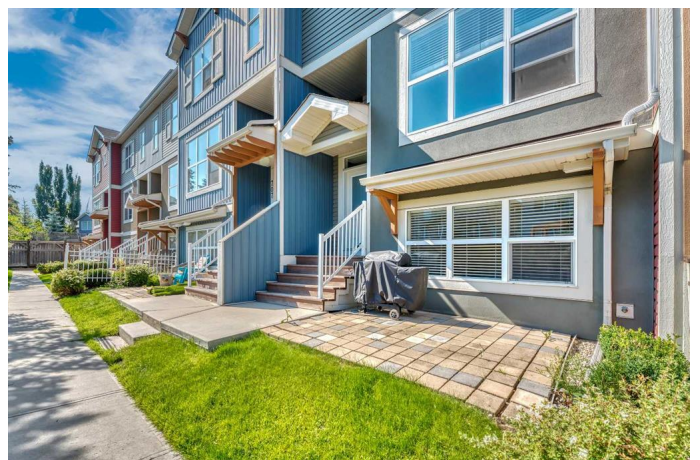
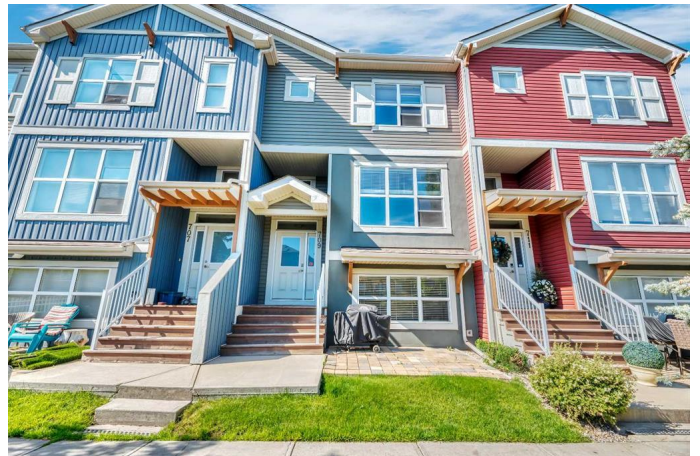
Welcome to Auburn Bay â€“ Lake Living at Its Finest! 3 Bedrooms PLUS a lower level Flex Room - perfect for a home office, gym or potential to convert to a 4th bedroom!

This townhouse has a total of 3 levels and offers the perfect combination of space, style, and convenience in one of Calgaryâ€™s most sought-after lake communities. With an attached double garage, room for two additional vehicles on the driveway, plus visitor parking, this home makes everyday living easy.

On the lower level, youâ€™ll find a versatile office/bonus areaâ€”perfect for a home gym, workspace, or hobby roomâ€”along with a utility room and direct access from the garage.

The main level features an open-concept design filled with natural light from large, bright windows. The modern kitchen boasts an island with seating, ample cabinetry, and flows seamlessly into the dining and living areasâ€”ideal for entertaining, plus a balcony off the kitchen. A convenient half bath completes this level.

Upstairs, the primary suite includes a walk-in closet and private 3-piece ensuite. Two additional bedrooms, a 4-piece bathroom, and upstairs laundry provide functionality and comfort for family or guests.



Located in the vibrant community of Auburn Bay, youâ€™ll enjoy full access to the private lake with year-round amenities: swimming, sandy beaches, fishing, skating, paddleboarding, tennis, and community events. Nearby, youâ€™ll also find parks, schools, shopping, restaurants, the South Health Campus, and easy access to major roadways.

Donâ€™t miss your chance to experience lake community living in a beautiful, move-in ready townhouse!

Built in 2010

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2252425 |
| Price | \$499,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,310 |
| Acres | 0.03 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 709, 10 Auburn Bay Avenue Se |
| Subdivision | Auburn Bay |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 0P8 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Partial |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony, Other |
| Lot Description | Low Maintenance Landscape |
| Roof | Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 28th, 2025 |
| Days on Market | 15 |
| Zoning | R-2M |
| HOA Fees | 509 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

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