

# \$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!

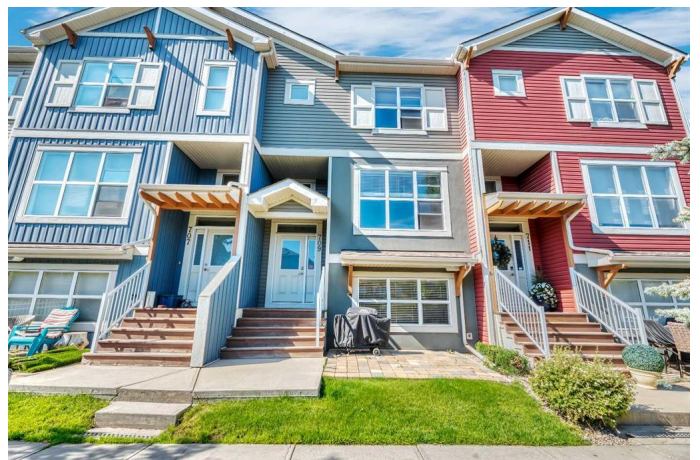
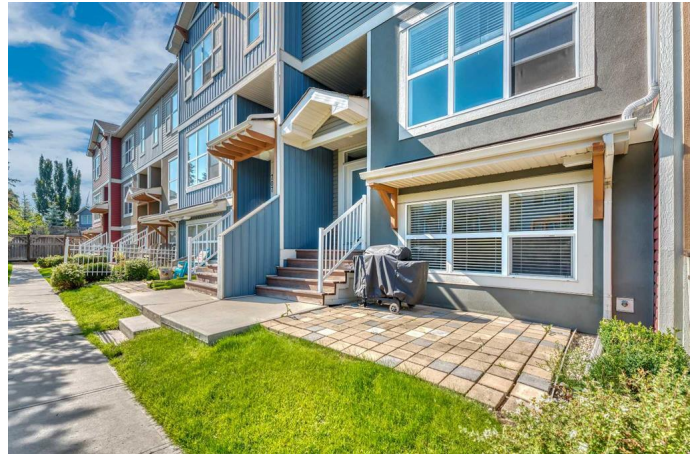
This townhouse has a total of 3 levels and offers the perfect combination of space, style, and convenience in one of Calgaryâ€™s most sought-after lake communities. With an attached double garage, room for two additional vehicles on the driveway, plus visitor parking, this home makes everyday living 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	1
Zoning	R-2M
HOA Fees	509
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Power Properties
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