

# \$417,000 - 1009 Auburn Bay Circle Se, Calgary

MLS® #A2230348

**\$417,000**

2 Bedroom, 3.00 Bathroom, 1,127 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to Your Perfect New Home in Auburn Bay! This bright and beautiful townhouse is packed with value and charm—ideal for first-time buyers, investors, or those looking to downsize in style! Freshly painted from top to bottom and featuring recently installed central air conditioning and a newer hot water tank, this move-in-ready gem is sure to impress.

Step into the stylish modern kitchen, complete with gleaming quartz countertops, ample cupboard space, and stainless steel appliances. The open-concept main floor easily accommodates a dining set and spacious living room furniture, with the kitchen overlooking a private, fenced backyard backing onto mature trees and a serene park—no neighbours behind!

Enjoy the convenience of a main floor powder room, perfect for guests. Upstairs, you'll find two generously sized bedrooms, each with its own full ensuite bathroom and plenty of closet space. The second floor also includes a full-sized washer and dryer for added ease. A rare and practical bonus: a large attic storage area with easy pull-down access—ideal for storing seasonal items or extra belongings. Your assigned parking stall is just steps away, with plenty of visitor parking nearby. As part of this friendly, pet-welcoming complex (with board approval), you'll enjoy year-round access to Auburn Bay Lake, and be within



walking distance to shopping, restaurants, South Health Campus, and many other amenities. Commuting is a breeze with quick access to Stoney Trail and Deerfoot Trail. With so many thoughtful features and an unbeatable location, this home offers incredible value. All that's missing is you!

Built in 2013

### Essential Information

MLS® #	A2230348
Price	\$417,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,127
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	1009 Auburn Bay Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2A3

### Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 14th, 2025
Days on Market	6
Zoning	M-1
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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