

# \$449,900 - 517, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2212093

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,396 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to 517 10 Auburn Bay Avenue SE  
â€” Your Lakeside Lifestyle Starts Here!

Nestled in the sought-after lake community of Auburn Bay, this stylish and spacious 2-bedroom + loft townhome offers nearly 1,400 sq ft of thoughtfully designed living spaceâ€”perfect for professionals, downsizers, or small families craving comfort and convenience.

Step inside and discover bright, open-concept living with modern finishes, loads of natural light, and room to breathe. This home has been impeccably maintained and shows true pride of ownershipâ€”just move in and start living. The versatile loft adds that extra flex space everyoneâ€™s looking forâ€”ideal for a home office, reading nook, or workout zone. Outside, your private patio opens onto a lush, tree-lined greenspaceâ€”serenity and summer BBQs, incoming!

Set in a fantastically managed complex, this is low-maintenance living at its bestâ€”lock-and-leave ease for those whoâ€™d rather spend weekends on the lake than on a ladder.

Location? Chefâ€™s kiss. Youâ€™re steps from schools, scenic pathways, and parks, plus just minutes from Auburn Bay Lake and the incredible amenities of Seton. Catch a movie at the VIP Cineplex, grab groceries at



Superstore, or treat yourself at one of the area’s fantastic restaurants”all without straying far from home.

Whether you're looking for lifestyle, location, or a little bit of both”this one checks all the boxes. Come see why life’s better by the lake!

Built in 2010

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2212093      |
| Price          | \$449,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,396         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 517, 10 Auburn Bay Avenue Se |
| Subdivision | Auburn Bay                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3M0P7                       |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Stall, Titled                        |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | BBQ gas line, Courtyard |
| Lot Description   | Other                   |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame              |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 28               |
| Zoning         | R-2M             |
| HOA Fees       | 494              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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