

# \$425,000 - 216 Auburn Bay Circle Se, Calgary

MLS® #A2238407

**\$425,000**

2 Bedroom, 3.00 Bathroom, 1,092 sqft

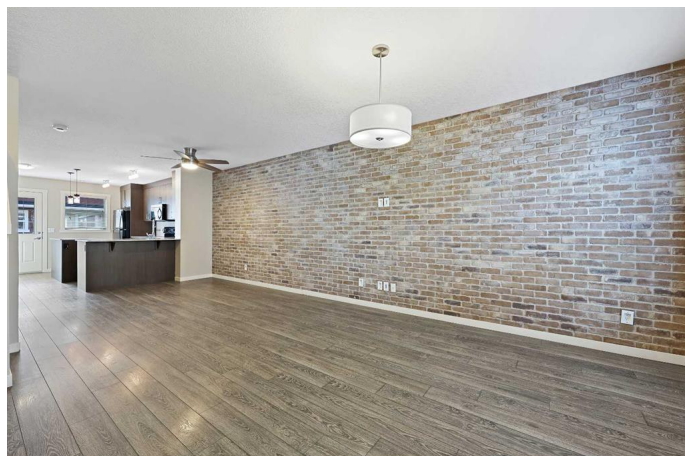
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to your new home in the highly sought-after lake community of Auburn Bay! This well-maintained townhome offers a smart and functional layout with two spacious primary bedrooms, each complete with its own private ensuite. Perfect for guests, roommates, or fantastic rental potential. Youâ€™™ll also enjoy the perks of TWO dedicated parking spots! Whether you're looking for a smart investment close to the South Health Campus or a cozy place to call home, this property delivers both style and convenience. The open-concept main floor is warm and inviting, featuring a beautiful custom brick feature wall that adds personality and style. You'll love entertaining here or simply relaxing in the well-designed space. There is amazing storage located in the well laid out attic space as well as convenient upstairs laundry. This home is within walking distance to Auburn Bay Lake where you can enjoy year round seasonal activities such as tennis, pickleball, lounging at the beach, skating, ice hockey and more! Youâ€™™ll also be close to schools, shopping, restaurants, the Seton YMCA and every amenity you could ask for. If youâ€™™re looking for a low-maintenance lifestyle in a vibrant, family-friendly neighborhood, this one checks all the boxes! Reach out to your Realtor and book your private showing today.

Built in 2012

## Essential Information



MLS® #	A2238407
Price	\$425,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,092
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	216 Auburn Bay Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S7

### Amenities

Amenities	Park, Parking, Playground, Visitor Parking
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	Kitchen Island, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 21st, 2025  
Days on Market                2  
Zoning                            M-1  
HOA Fees                        509  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    RE/MAX First

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