

# \$349,900 - 1417 Auburn Bay Circle Se, Calgary

MLS® #A2213124

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,151 sqft

Residential on 0.00 Acres

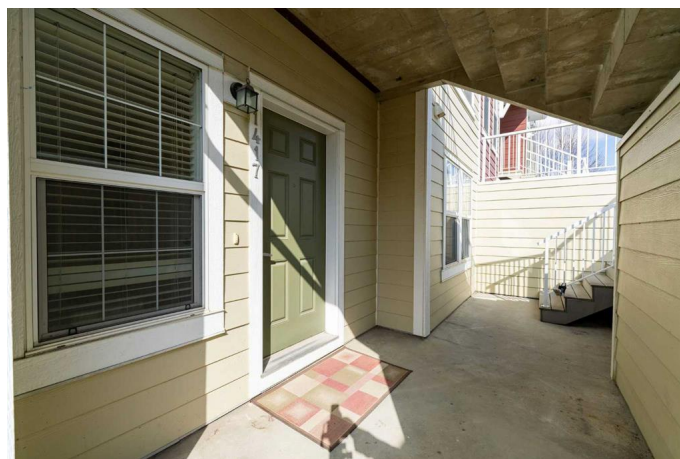
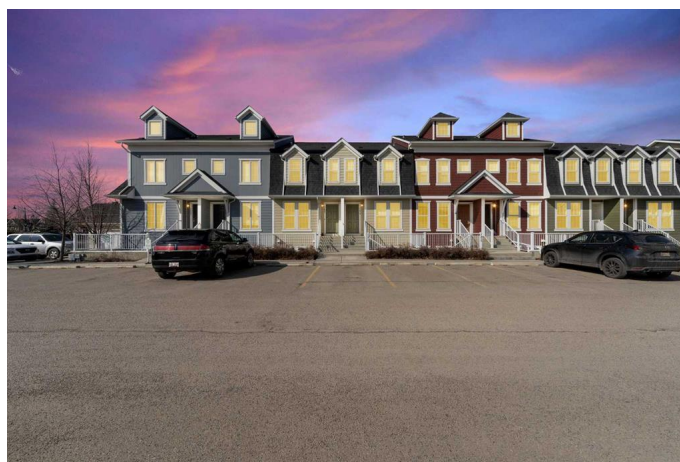
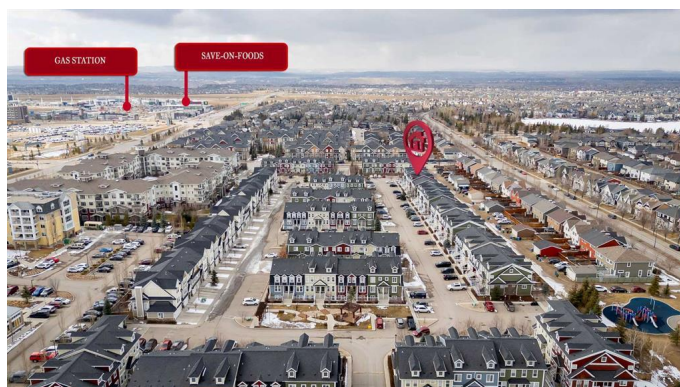
Auburn Bay, Calgary, Alberta

Welcome to this bright and airy 2-bedroom townhouse, just a short stroll from Auburn Bay's exclusive beach house—your gateway to year-round activities like swimming, boating, and skating! Step inside to a spacious, open-concept living area, perfect for entertaining. The modern kitchen boasts sleek cabinetry, ample storage, and a functional island, making daily living a breeze. The primary suite features a private 4-piece ensuite and walk-in closet, while a generously sized second bedroom offers plenty of closet space. A convenient stacked laundry, an additional 4-piece bath complete the layout. Soak up the sun on your front patio with a built-in gas hookup—perfect for summer BBQs! Ideally located near South Health Campus, schools, Seton YMCA, shopping, and transit, this home offers the perfect blend of comfort and convenience. This entire unit is below grade. Don't miss out—schedule your viewing today

Built in 2012

## Essential Information

MLS® #	A2213124
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,151



Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	1417 Auburn Bay Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S6

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	15

Zoning	M-1
HOA Fees	494
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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