

# \$344,900 - 518 Auburn Bay Circle Se, Calgary

MLS® #A2256314

**\$344,900**

2 Bedroom, 2.00 Bathroom, 1,168 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

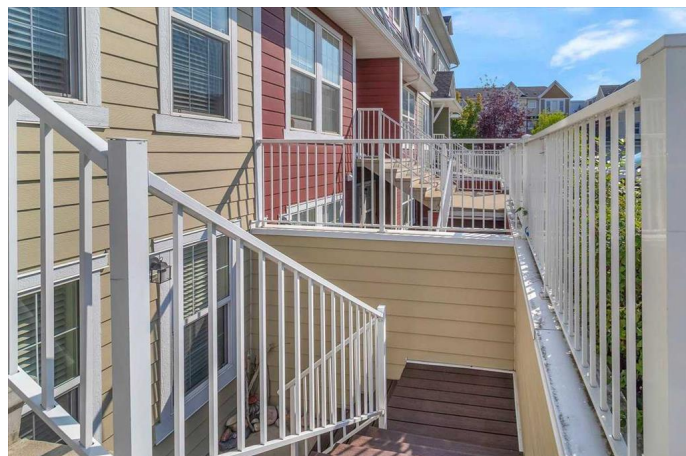
Welcome to the beautiful, award winning lake community of Auburn Bay! This bright and spacious 2-bedroom, 2-bathroom bungalow style townhome is just a short walk to AUBURN BAY LAKE, beach house, parks, schools, and countless amenities, including SOUTH HEALTH CAMPUS, SETON YMCA, shopping, and transit. This unique GARDEN-LEVEL UNIT features an open-concept layout with luxury vinyl plank flooring throughout the living room, kitchen, dining room, and both bathrooms. The modern kitchen includes quartz countertops, stainless steel appliances, lots of cabinet space and a large center island-perfect for entertaining. In-floor heating provides year-round comfort. The master bedroom has it's own 4 pc ensuite, while the second bedroom is conveniently tucked away at the other end of the home and next to it's own 4 pc bath—ideal for family or guests. Additional features include in-suite laundry, storage room, and a private front patio with a gas line for your bbq. You are assigned one parking stall in front of your unit but you also have ample free parking literally around the corner. Enjoy the freer life style of maintenance free living in the vibrant lake community of Auburn Bay!.

Built in 2015

## Essential Information

MLS® #

A2256314



|                |                   |
|----------------|-------------------|
| Price          | \$344,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,168             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 518 Auburn Bay Circle Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2A3                  |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Assigned, Parking Pad                         |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Pantry           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | In Floor                                                           |
| Cooling           | None                                                               |
| Basement          | None                                                               |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | BBQ gas line    |
| Lot Description   | Cul-De-Sac      |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | M-1                  |
| HOA Fees       | 494                  |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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