

# \$489,900 - 709, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2252425

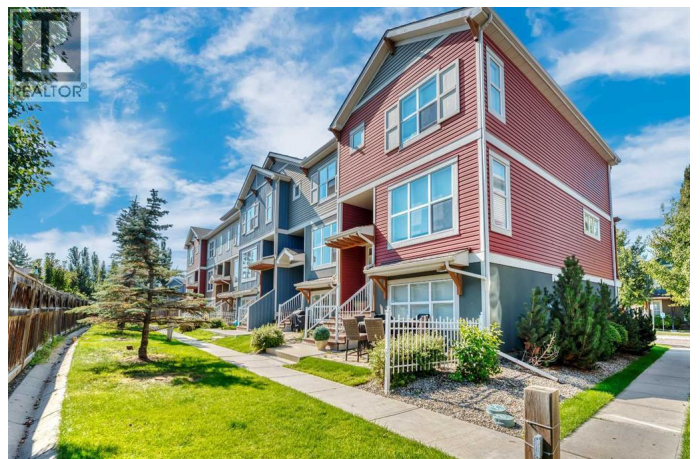
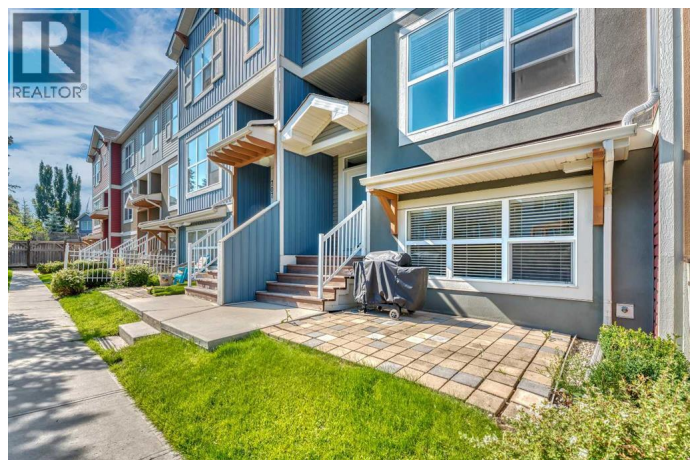
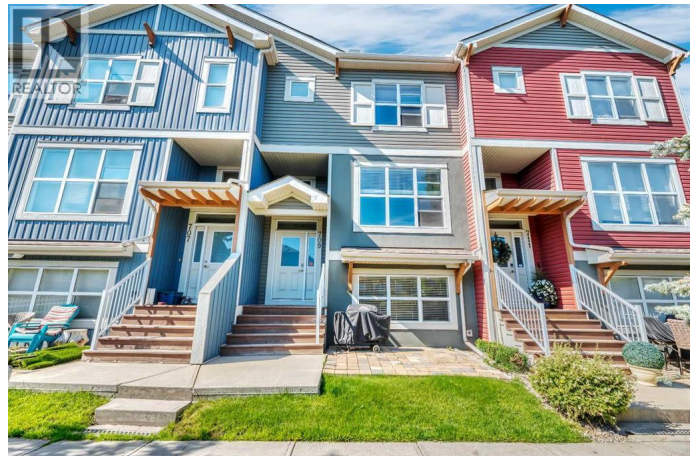
**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,310 sqft

Single Family on 0.03 Acres

Auburn Bay, Calgary, Alberta

Welcome to Auburn Bay – Lake Living at Its Finest! 3 Bedrooms PLUS a lower level Flex Room - perfect for a home office, gym or potential to convert to a 4th bedroom! This townhouse has a total of 3 levels and offers the perfect combination of space, style, and convenience in one of Calgary’s most sought-after lake communities. With an attached double garage, room for two additional vehicles on the driveway, plus visitor parking, this home makes everyday living easy. On the lower level, you’ll find a versatile office/bonus area – perfect for a home gym, workspace, or hobby room – along with a utility room and direct access from the garage. The main level features an open-concept design filled with natural light from large, bright windows. The modern kitchen boasts an island with seating, ample cabinetry, and flows seamlessly into the dining and living areas – ideal for entertaining, plus a balcony off the kitchen. A convenient half bath completes this level. Upstairs, the primary suite includes a walk-in closet and private 3-piece ensuite. Two additional bedrooms, a 4-piece bathroom, and upstairs laundry provide functionality and comfort for family or guests. Located in the vibrant community of Auburn Bay, you’ll enjoy full access to the private lake with year-round amenities: swimming, sandy beaches, fishing, skating, paddleboarding, tennis, and community events. Nearby, you’ll also find parks, schools, shopping, restaurants, the



South Health Campus, and easy access to major roadways. Don't miss your chance to experience lake community living in a beautiful, move-in ready townhouse! (id:6289)

Built in 2010

**Essential Information**

Listing #	A2252425
Price	\$489,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,310
Acres	0.03
Year Built	2010
Type	Single Family
Sub-Type	Bare Land Condo

**Community Information**

Address	709, 10 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
Province	Alberta
Postal Code	T3M0P8

**Amenities**

Amenities	Park, Playground, Schools, Shopping, Water Nearby
Features	PVC window, No Smoking Home, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo
Heating	Forced air
Cooling	None
# of Stories	2

Has Basement      Yes

## Exterior

Exterior      Vinyl siding  
Construction      Wood frame  
Foundation      Poured Concrete

## Listing Details

Listing Office      Power Properties



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Listing information last updated on October 14th, 2025 at 5:16am PDT