

# \$309,900 - 224 Auburn Bay Circle Se, Calgary

MLS® #A2257563

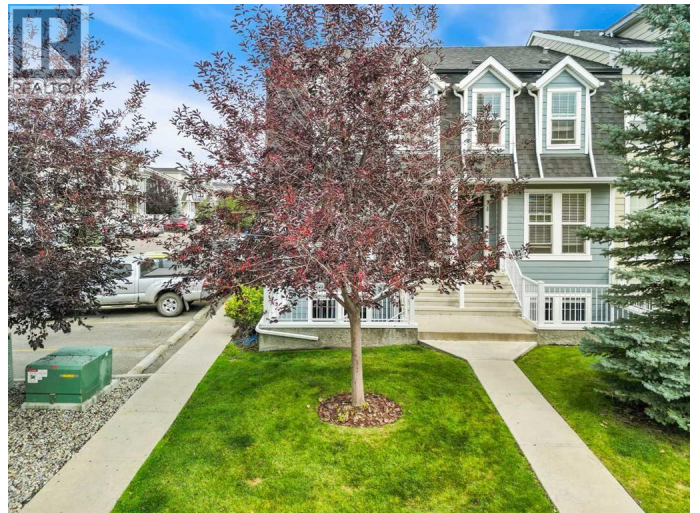
**\$309,900**

2 Bedroom, 2.00 Bathroom, 1,096 sqft

Single Family on 0.00 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE SUNDAY Sept 28 2-4. Step into this spacious 1,100 sq ft gem, where comfort and modern design meet. With two generously sized bedrooms, two full baths, and a private patio for all your outdoor moments, this townhouse offers the incredible value youâ€™ve been looking forâ€”and more. Why Youâ€™ll Love It 1. Pet-Friendly â€” Bring your furry friend along; theyâ€™ll love it here, too! 2. Electric Fireplace & In-Floor Heating â€” Stay cozy all year round with ambient warmth and total comfort, Elegant and Energy Efficient. 3. Stylish Vinyl Plank Flooring â€” Durable and easy to maintain, with a sleek, modern aesthetic. 4. Upgraded Appliances â€” Enjoy the convenience of sleek, modern appliances and a gourmet kitchen that elevate your cooking experience. Nestled in the beautiful lake community of Auburn Bay, youâ€™re not just buying a homeâ€”youâ€™re buying a lifestyle. Imagine living in a neighborhood that offers serene lakeside living, excellent schools, and access to the South Health Campus for all your healthcare needs. The YMCA and a variety of shopping options are just minutes away, making errands and recreation easy and convenient. For the golf enthusiast, youâ€™ll be minutes away from top-tier golf coursesâ€”the perfect place to unwind and enjoy the outdoors. Lifestyle and Location: Not only does this home offer serene lakeside living, but you're also just steps away from excellent schools, the South Health Campus,



and plenty of shops and restaurants. Whether youâ€™re catching up on errands, walking your dog to the off leash park or grabbing a coffee, everything you need is right at your doorstep. Plus, with easy access to the Ring Road, commuting is a breeze, and the mountains are just a short drive away for weekend getaways and outdoor adventures. This is more than just a townhouse; itâ€™s a lifestyle thatâ€™s perfect for those who crave convenience, nature, and modern living. Ready to make this stunning townhouse yours? Letâ€™s schedule your viewing today!

(id:6289)

Built in 2012

**Essential Information**

Listing #	A2257563
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,096
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bungalow

**Community Information**

Address	224 Auburn Bay Circle Se
Subdivision	Auburn Bay
City	Calgary
Province	Alberta
Postal Code	T3M1S7

**Amenities**

Amenities	Park, Playground, Schools, Shopping, Water Nearby, Clubhouse
Features	Closet Organizers, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1

## Interior

Appliances	Refrigerator, Oven - Electric, Dishwasher, Microwave Range Hood Combo, Hot Water Instant, Washer/Dryer Stack-Up
Heating	Natural gas In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

## Exterior

Exterior	Composite Siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office Century 21 Bamber Realty LTD.



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