

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

MLS® #A2252425

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.03 Acres

Auburn Bay, Calgary, Alberta

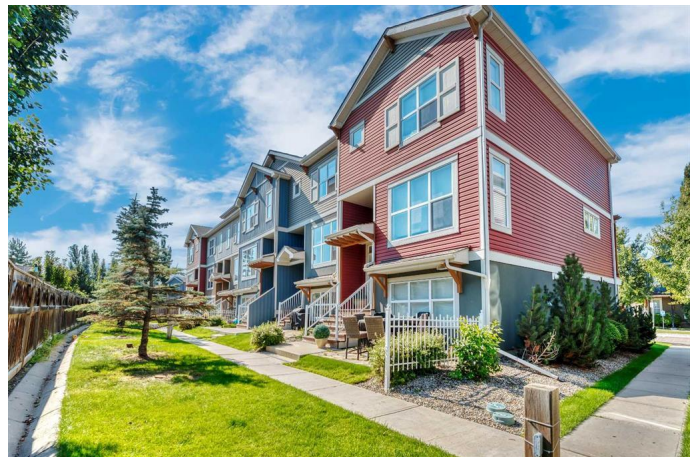
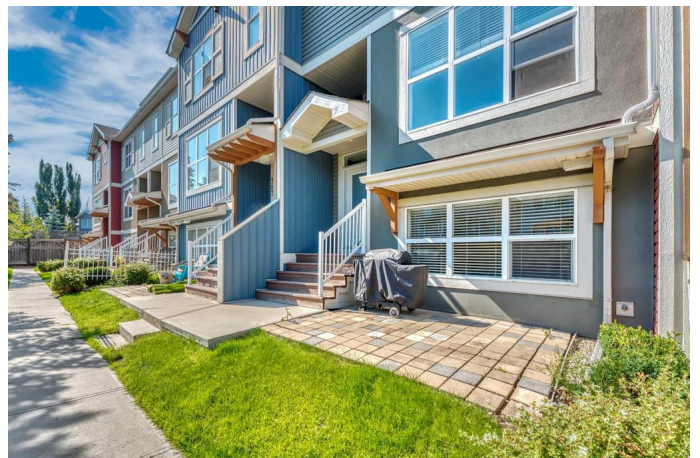
Welcome to Auburn Bay â€” Lake Living at Its Finest! 3 Bedrooms PLUS a lower level Flex Room - perfect for a home office, gym or potential to convert to a 4th bedroom!

This townhouse has a total of 3 levels and offers the perfect combination of space, style, and convenience in one of Calgaryâ€™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, youâ€™ll find a versatile office/bonus areaâ€”perfect for a home gym, workspace, or hobby roomâ€”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 areasâ€”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, youâ€™ll enjoy full access to the private lake with year-round amenities: swimming, sandy beaches, fishing, skating, paddleboarding, tennis, and community events. Nearby, youâ€™ll also find parks, schools, shopping, restaurants, the South Health Campus, and easy access to major roadways.

Donâ€™t miss your chance to experience lake community living in a beautiful, move-in ready townhouse!

Built in 2010

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2252425      |
| Price          | \$489,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,310         |
| Acres          | 0.03          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 709, 10 Auburn Bay Avenue Se |
| Subdivision | Auburn Bay                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3M 0P8                      |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Partial                                                           |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Other            |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Shingle                   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 49                |
| Zoning         | R-2M              |
| HOA Fees       | 509               |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

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