

# \$450,000 - 1515 Auburn Bay Square Se, Calgary

MLS® #A2256646

**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,331 sqft

Residential on 0.00 Acres

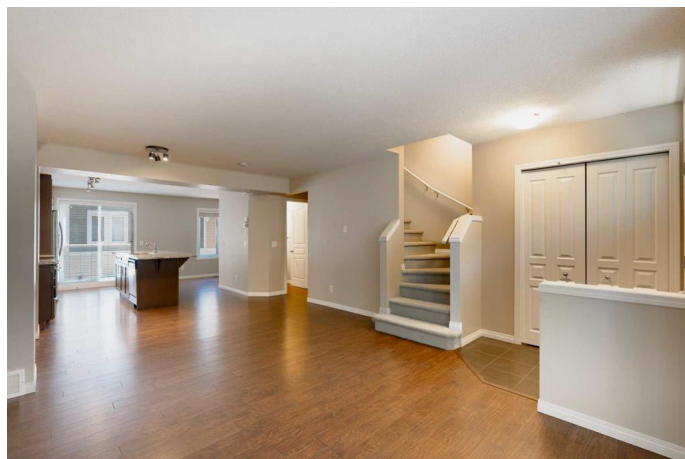
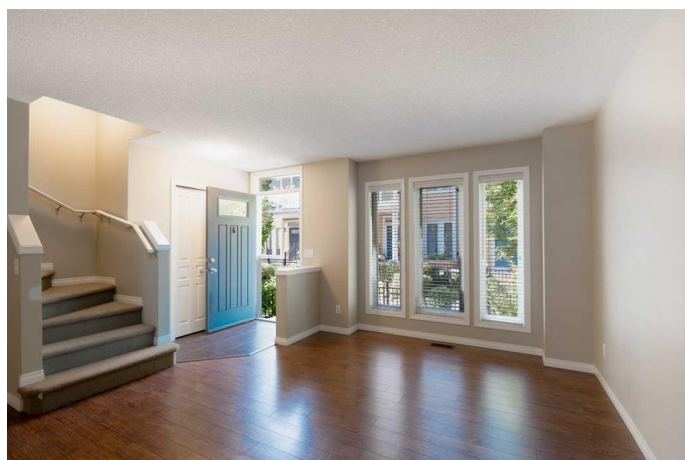
Auburn Bay, Calgary, Alberta

Experience lake living in Auburn Bay! This stylish 2 bedroom + den townhouse offers the perfect blend of comfort and lifestyle, complete with exclusive resident access to Auburn Bay Lake and private beach. Inside, both bedrooms are true master retreats, each with its own full bathroom, providing privacy and flexibility for families, guests, or roommates. The open-concept main floor features a spacious kitchen with granite counters, a large island, and plenty of storage, opening to a bright living and dining area. Enjoy the comfort of central A/C, relax on your front patio, and take advantage of the double attached garage for parking and extra storage. With modern finishes, lake privileges, and a location close to shopping, dining, South Health Campus, and schools, this home checks all the boxes!

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2256646  |
| Price          | \$450,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,331     |
| Acres          | 0.00      |
| Year Built     | 2011      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1515 Auburn Bay Square Se |
| Subdivision | Auburn Bay                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 0E9                   |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Beach Access, Boating, Playground, Recreation Facilities |
| Parking Spaces | 2                                                        |
| Parking        | Double Garage Attached                                   |
| # of Garages   | 2                                                        |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Central                                                                                                          |
| Cooling           | Central Air                                                                                                      |
| Has Basement      | Yes                                                                                                              |
| Basement          | Partial, Unfinished                                                                                              |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Landscaped               |
| Roof              | Asphalt                  |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 4                    |

|                |      |
|----------------|------|
| Zoning         | M-X1 |
| HOA Fees       | 508  |
| HOA Fees Freq. | ANN  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.