

# \$355,000 - 816 Auburn Bay Square Se, Calgary

MLS® #A2235347

**\$355,000**

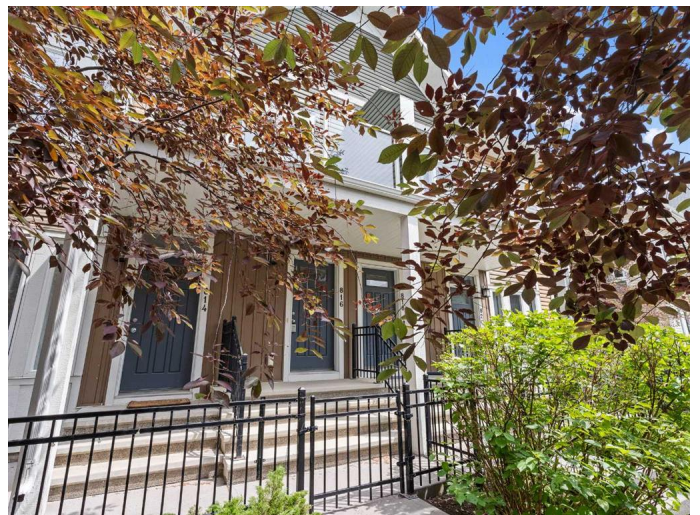
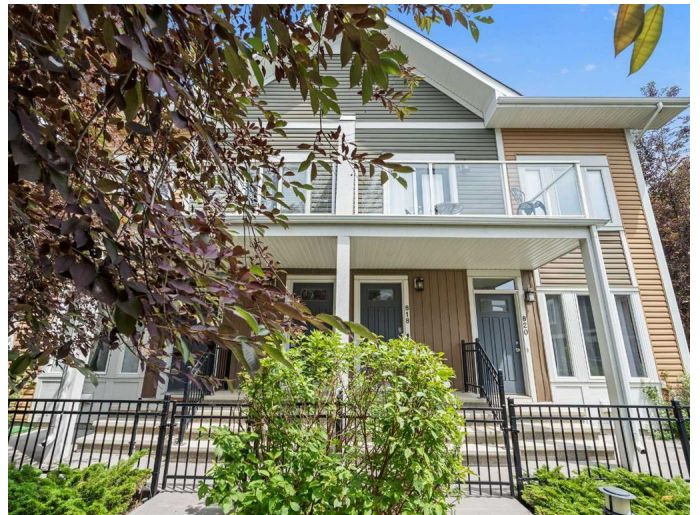
2 Bedroom, 1.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Ideally situated in the heart of the complex, this property offers convenient access to visitor parking and is just steps away from the South Health Campus and a variety of commercial amenities in Seton. Nestled within the beautiful lake community of Auburn Bay, you'll enjoy year-round living with an array of recreational options, including numerous playgrounds, an off-leash dog park, walking and cycling trails, as well as two baseball fields, two large soccer fields, and two ponds. Plus, you'll have exclusive access to a full-sized community lake! Enter your secure, private attached single garage with storage, leading up to your main floor bungalow-style living space. The front west-facing upper balcony provides 77 square feet of outdoor space, perfect for summer grilling with a natural gas hookup or simply relaxing. The open-plan layout is filled with natural light, enhanced by corner windows and soaring 9-foot ceilings. The spacious lifestyle room seamlessly connects to a fully equipped kitchen featuring a complete set of stainless steel appliances, a peninsula island with quartz countertops, and extended-height cabinets. At the back of the home, you'll find a 4-piece bathroom and a full-size laundry set, and two bedrooms. Looking for more? Experience the vibrant nightlife, shopping, services, and entertainment that Seton has to offer. Call your favourite realtor for a showing today!

Built in 2012



## Essential Information

MLS® #	A2235347
Price	\$355,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	846
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	816 Auburn Bay Square Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Y8

## Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Lighting
Lot Description	Back Lane

Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 1st, 2025
Days on Market	1
Zoning	M-X1
HOA Fees	509
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.