

# \$394,000 - 216 Auburn Bay Circle Se, Calgary

MLS® #A2238407

**\$394,000**

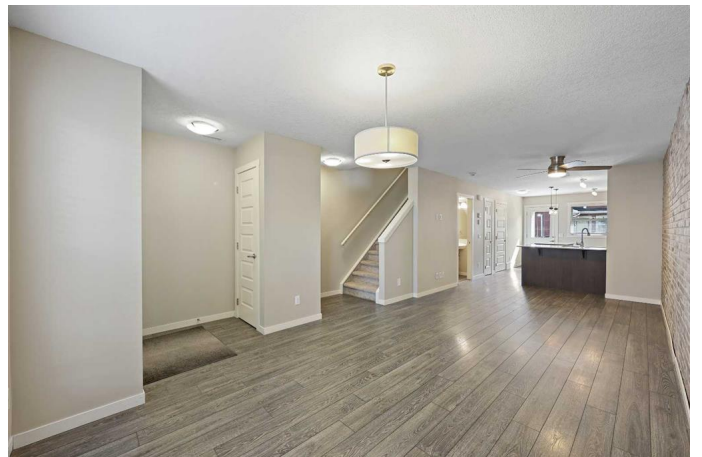
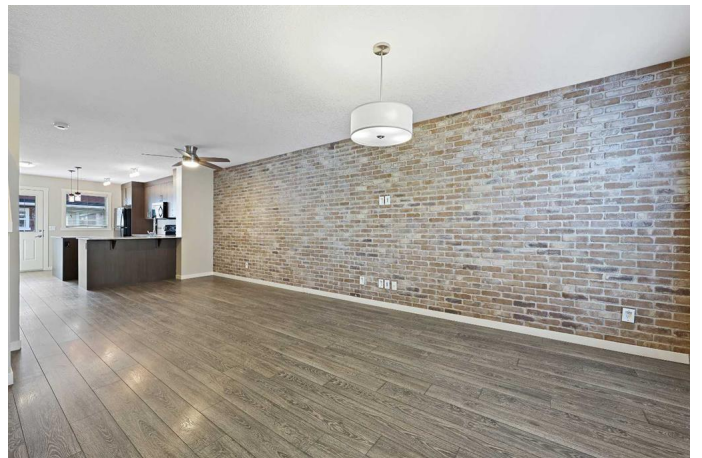
2 Bedroom, 3.00 Bathroom, 1,092 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to your new home in the highly sought-after lake community of Auburn Bay! This well-maintained townhome offers a smart and functional layout with two spacious primary bedrooms, each complete with its own private ensuite. Perfect for guests, roommates, or fantastic rental potential. You'll also enjoy the perks of TWO dedicated parking spots! Whether you're looking for a smart investment close to the South Health Campus or a cozy place to call home, this property delivers both style and convenience. The open-concept main floor is warm and inviting, featuring a beautiful custom brick feature wall that adds personality and style. You'll love entertaining here or simply relaxing in the well-designed space. There is amazing storage located in the well laid out attic space as well as convenient upstairs laundry. This home is within walking distance to Auburn Bay Lake where you can enjoy year round seasonal activities such as tennis, pickleball, lounging at the beach, skating, ice hockey and more! You'll also be close to schools, shopping, restaurants, the Seton YMCA and every amenity you could ask for. If you're looking for a low-maintenance lifestyle in a vibrant, family-friendly neighborhood, this one checks all the boxes! Reach out to your Realtor and book your private showing today.

Built in 2012

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2238407      |
| Price          | \$394,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,092         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 216 Auburn Bay Circle Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 1S7                  |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Park, Parking, Playground, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Stall                                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, See Remarks  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Basement          | None   |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |

Foundation            Poured Concrete

### **Additional Information**

Date Listed            July 21st, 2025

Days on Market      102

Zoning                M-1

HOA Fees             509

HOA Fees Freq.     ANN

### **Listing Details**

Listing Office        RE/MAX First

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