

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

MLS® #A2257563

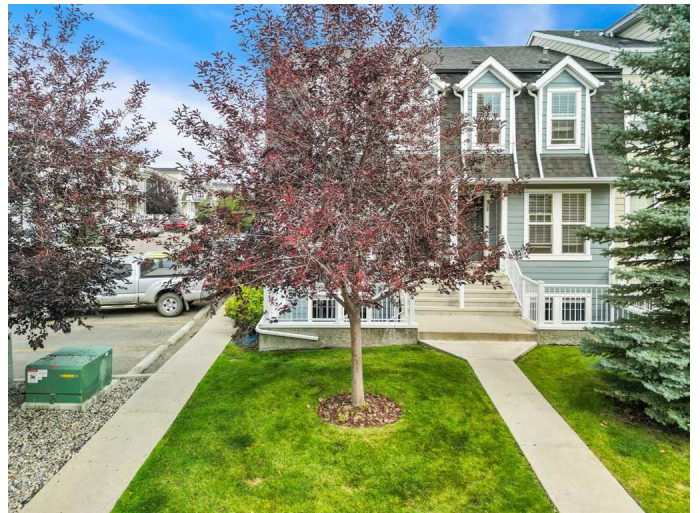
**\$309,900**

2 Bedroom, 2.00 Bathroom, 1,189 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

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!

Built in 2012

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2257563      |
| Price          | \$309,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,189         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 224 Auburn Bay Circle Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 1S7                  |

**Amenities**

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Visitor Parking, Beach Access, Clubhouse, Dog Park, Parking, Snow Removal |
|-----------|---------------------------------------------------------------------------|

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Parking Spaces | 1                                                                |
| Parking        | Additional Parking, Assigned, Paved, Parking Lot, Plug-In, Stall |
| Waterfront     | Beach Access                                                     |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Open Floorplan, Recessed Lighting, Tankless Hot Water, Wired for Data |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Electric Oven, Instant Hot Water, Washer/Dryer Stacked      |
| Heating           | In Floor, Natural Gas                                                                                     |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Electric, Family Room                                                                                     |
| Basement          | None                                                                                                      |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line, Uncovered Courtyard, Lighting, Private Entrance |
| Lot Description   | Close to Clubhouse                                            |
| Roof              | Asphalt Shingle                                               |
| Construction      | Composite Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 48                   |
| Zoning         | M-1                  |
| HOA Fees       | 509                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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.