

# \$485,000 - 604 Auburn Bay Square Se, Calgary

MLS® #A2219713

## \$485,000

2 Bedroom, 3.00 Bathroom, 1,214 sqft

Residential on 0.17 Acres

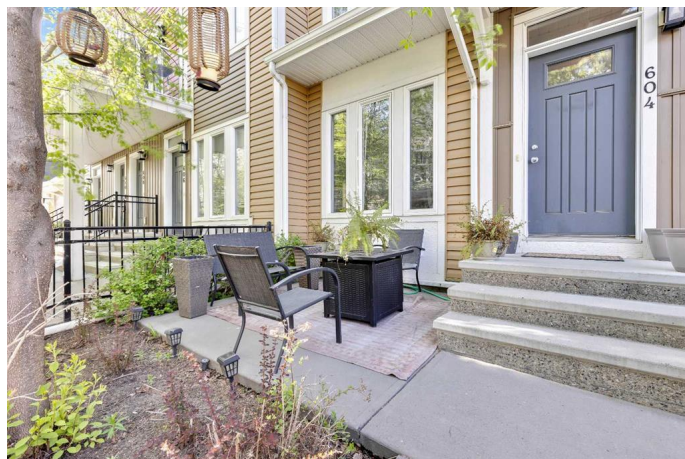
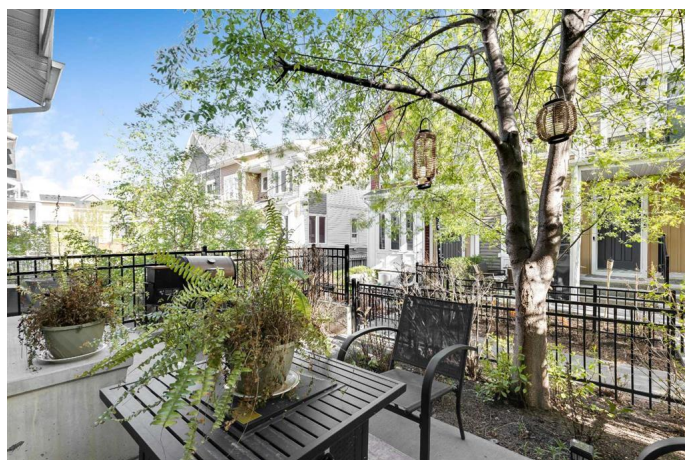
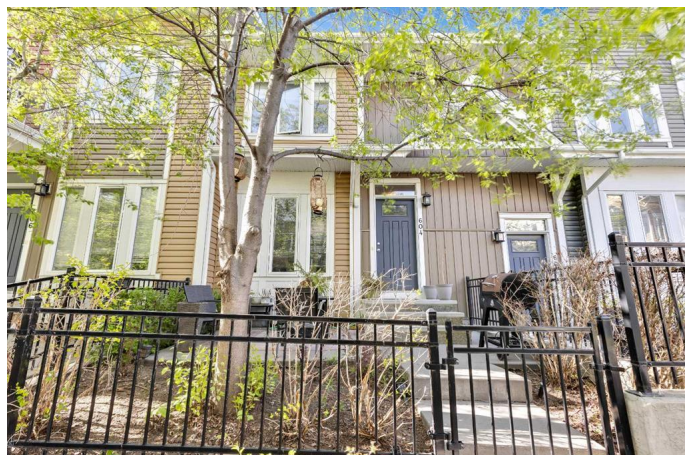
Auburn Bay, Calgary, Alberta

Welcome to this beautiful Townhome which is nestled in Auburn Bay Community! Just steps to the LAKE, hospital, YMCA, VIP theatre, shops, restaurants, pubs, multiple schools, city transit and SO much more to enjoy! As you enter this home you are greeted with an open-floor plan, good-sized living room that leads you through to the kitchen that features a large island, granite countertops, stainless steel appliances, the main floor is finished off with half bathroom for your convenience. Upstairs you have two master bedrooms with their full ensuite bathroom separately! The basement has plenty of storage space, access to the DOUBLE garage, laundry and mechanical space. This home is in a great location, has low condo fees and must be seen before it's gone!

Built in 2013

### Essential Information

MLS® #	A2219713
Price	\$485,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,214
Acres	0.17
Year Built	2013



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

### Community Information

Address	604 Auburn Bay Square Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0Y9

### Amenities

Amenities	Beach Access, Boating, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Playground, Private Yard
Lot Description	Lake, Other, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Zoning	M-X1
HOA Fees	509

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Homecare Realty Ltd.

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