

\$458,900 - 315, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2248261

\$458,900

2 Bedroom, 3.00 Bathroom, 1,396 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to 315 10 Auburn Bay Avenue SE
â€œ Your Lakeside Lifestyle Starts Here!
Nestled in the sought-after lake community of Auburn Bay, this stylish and spacious 2-bedroom + loft townhome offers a functional and thoughtfully designed living spaceâ€”perfect for professionals, or families craving comfort and convenience. Step inside and discover bright, open-concept living with many new upgrades including NEW Hot Water Tank (2023) NEW carpet, NEW countertops and NEW paint throughout. Enjoy friends and family gatherings on your newly refinished maple hardwood floors and built in entertainment bar. The versatile loft adds that extra flex space everyone is looking forâ€”ideal for a home office, reading nook, or workout space. Enjoy the FULLY FINISHED basement with an additional 460ft2 of extra versatile space for your enjoyment. This low-maintenance living is move -in ready for your enjoyment. Fantastic location - school across the street, the unit faces the courtyard (not parking lot or the street), scenic pathways and parks, and minutes from Auburn Bay Lake and the incredible amenities of Seton. The mailbox is close by, and along with visitor parking, this unit is close to the main street for additional parking. Catch a movie at the VIP Cineplex, grab groceries at Superstore, or treat yourself at one of the areaâ€™s fantastic restaurantsâ€”all within minutes from home. Whether you're looking for lifestyle, location, or a little bit of bothâ€”this one checks all the



boxes. Come see why lifeâ€™s better by the lake!

Built in 2010

Essential Information

MLS® #	A2248261
Price	\$458,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	315, 10 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0p7

Amenities

Amenities	Recreation Facilities, Recreation Room, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled

Interior

Interior Features	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	21
Zoning	R-2M
HOA Fees	515
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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.