

# \$490,000 - 319, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2215734

**\$490,000**

3 Bedroom, 3.00 Bathroom, 1,325 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautiful 3-bedroom, 3-full-bathroom townhome nestled in a vibrant lake community! This spacious home features a fully finished basement, adding 400 sqft, perfect for a recreation room, home office, or guest suite. Enjoy the outdoors with a patio—ideal for entertaining or relaxing. Cute little courtyard for hanging out in the summer, Title Parking Stall and lots of Visitor Parking nearby! Located within walking distance to the local school and exclusive beach club, this home combines comfort, convenience, and a true lifestyle experience perfect for a large family. Whether you're hosting guests or enjoying a peaceful evening by the lake, this home has it all!

Built in 2010

## Essential Information

MLS® #	A2215734
Price	\$490,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,325
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey



Status                      Active

**Community Information**

Address                    319, 10 Auburn Bay Avenue Se  
Subdivision              Auburn Bay  
City                        Calgary  
County                    Calgary  
Province                  Alberta  
Postal Code              T3S 0A8

**Amenities**

Amenities                Clubhouse, Park, Playground, Trash, Visitor Parking, Beach Access, Dog Park  
Parking Spaces        1  
Parking                   Stall

**Interior**

Interior Features      Breakfast Bar, High Ceilings, No Animal Home  
Appliances              Dishwasher, Dryer, Electric Oven, Refrigerator, Washer  
Heating                  Forced Air  
Cooling                  None  
Has Basement          Yes  
Basement                Finished, Full

**Exterior**

Exterior Features      Balcony, Courtyard  
Lot Description        Backs on to Park/Green Space, Few Trees, Front Yard, Low Maintenance Landscape, Close to Clubhouse, Creek/River/Stream/Pond  
Roof                      Asphalt Shingle  
Construction           Composite Siding  
Foundation              Poured Concrete

**Additional Information**

Date Listed              April 29th, 2025  
Zoning                    R-2M  
HOA Fees                518  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office           Skyfort Estate

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