

# \$464,900 - 208 Auburn Bay Square Se, Calgary

MLS® #A2213874

**\$464,900**

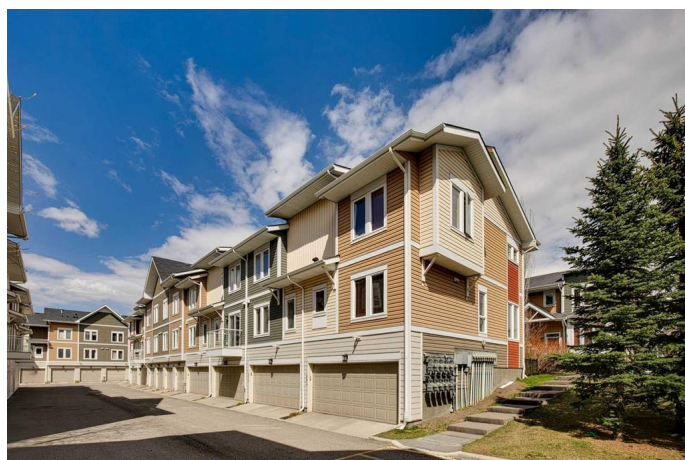
3 Bedroom, 3.00 Bathroom, 1,214 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom townhome nestled in one of Calgary's most sought-after lake communities â€” Auburn Bay. Freshly repainted and move-in ready, this home offers the perfect blend of comfort, style, and location.

Step inside to discover a spacious main floor featuring a massive living room that flows seamlessly into an open concept kitchen and dining area â€” ideal for entertaining or relaxing with family. From the dining space, step out onto your private balcony, perfect for morning coffee or evening unwinding. A convenient main floor powder room adds extra functionality for guests. Enjoy summer days in your fenced-in outdoor patio area, great for BBQs or lounging in the sun. Upstairs, you'll find three generous-sized bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. The two additional bedrooms each feature large closets, providing plenty of space for kids, guests, or a home office. The unfinished basement level offers laundry room and access to your **DOUBLE ATTACHED GARAGE** â€” a rare and highly desirable feature. Located just steps from the South Health Campus, Setonâ€™s growing array of shops and services, and with full lake access and privileges in Auburn Bay, this townhome offers unbeatable value in a prime location. Don't miss this one â€” schedule your private viewing today!



Built in 2011

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2213874      |
| Price          | \$464,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,214         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 208 Auburn Bay Square Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 0Y6                  |

## Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Parking, Gazebo                                                                                 |
| Parking Spaces | 2                                                                                               |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Enclosed, Garage Faces Rear |
| # of Garages   | 2                                                                                               |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan                                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                           |
| Has Basement      | Yes                                                                                            |

Basement                      Unfinished, Partial

**Exterior**

Exterior Features      Balcony, Private Entrance  
Lot Description        Flag Lot  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             April 24th, 2025  
Days on Market        44  
Zoning                  M-X1  
HOA Fees               509  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           Real Broker

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