

\$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

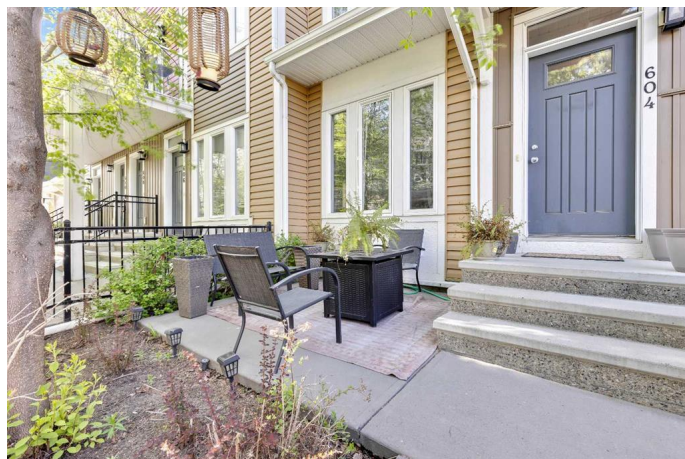
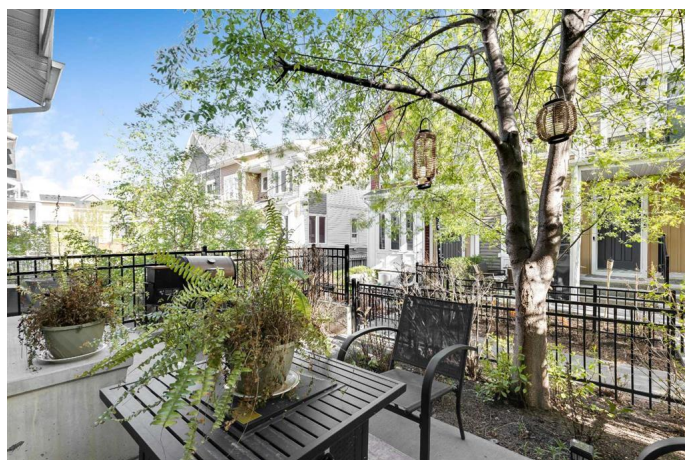
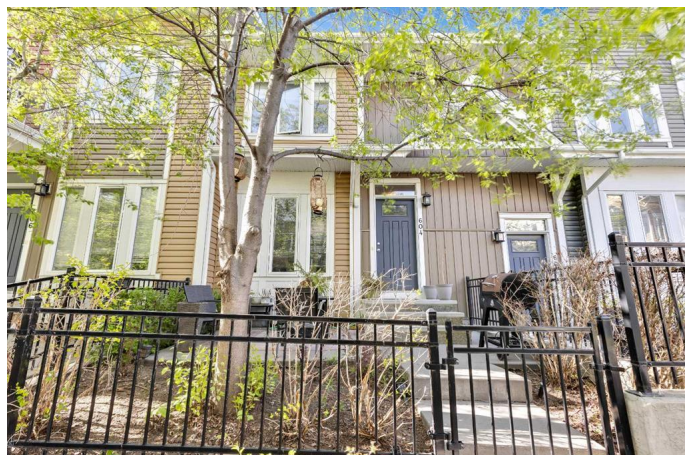
Auburn Bay, Calgary, Alberta

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 |
| Days on Market | 1 |
| Zoning | M-X1 |

| | |
|----------------|-----|
| HOA Fees | 509 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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.