

# \$449,900 - 517, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2212093

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,396 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to 517 10 Auburn Bay Avenue SE  
â€œYour Lakeside Lifestyle Starts Here!

Nestled in the sought-after lake community of Auburn Bay, this stylish and spacious 2-bedroom + loft townhome offers nearly 1,400 sq ft of thoughtfully designed living spaceâ€”perfect for professionals, downsizers, or small families craving comfort and convenience.

Step inside and discover bright, open-concept living with modern finishes, loads of natural light, and room to breathe. This home has been impeccably maintained and shows true pride of ownershipâ€”just move in and start living. The versatile loft adds that extra flex space everyoneâ€™s looking forâ€”ideal for a home office, reading nook, or workout zone. Outside, your private patio opens onto a lush, tree-lined greenspaceâ€”serenity and summer BBQs, incoming!

Set in a fantastically managed complex, this is low-maintenance living at its bestâ€”lock-and-leave ease for those whoâ€™d rather spend weekends on the lake than on a ladder.

Location? Chefâ€™s kiss. Youâ€™re steps from schools, scenic pathways, and parks, plus just minutes from Auburn Bay Lake and the incredible amenities of Seton. Catch a movie at the VIP Cineplex, grab groceries at



Superstore, or treat yourself at one of the area’s fantastic restaurants”all without straying far from home.

Whether you're looking for lifestyle, location, or a little bit of both”this one checks all the boxes. Come see why life’s better by the lake!

Built in 2010

**Essential Information**

MLS® #	A2212093
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,396
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	517, 10 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0P7

**Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled

**Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	24
Zoning	R-2M
HOA Fees	494
HOA Fees Freq.	ANN

## Listing Details

Listing Office	LPT Realty
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