

# \$464,900 - 719 Auburn Bay Square Se, Calgary

MLS® #A2221947

**\$464,900**

2 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.00 Acres

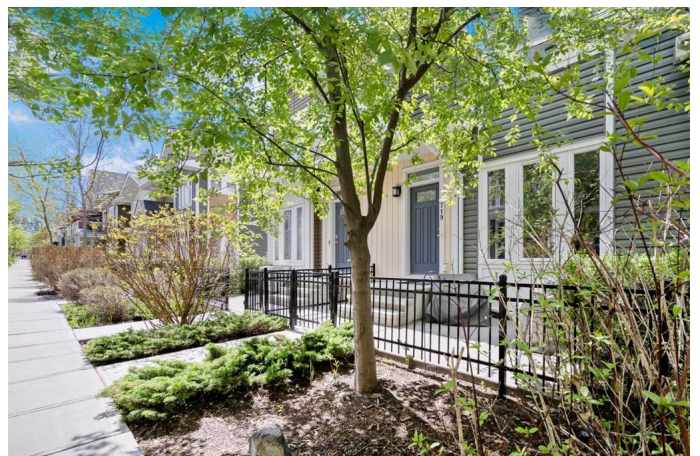
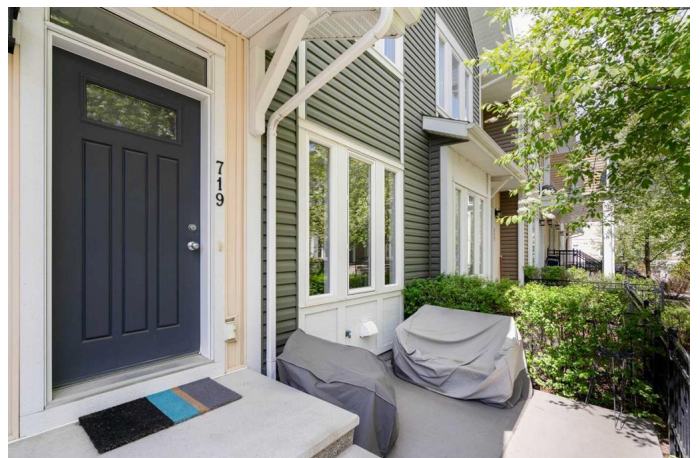
Auburn Bay, Calgary, Alberta

Welcome to 719 Auburn Bay Square SE, a stylish and low-maintenance 2-storey townhouse ideally located in one of Calgary's most sought-after lake communities. This beautifully appointed home combines thoughtful design, contemporary finishes, and an unbeatable location near the amenities of the Urban District.

Step into a bright and open-concept main floor where rich hardwood flooring flows throughout a spacious living and dining area. The gourmet kitchen features sleek stainless steel appliances, dark cabinetry, quartz countertops, a tile backsplash, and a large island perfect for entertaining. Sliding doors off the kitchen lead to a sunny glass-railed balcony, perfect for relaxing.

Upstairs, you'll find two generously sized bedrooms, each offering a private 3-piece ensuite and walk-in closet. The upper-level laundry adds to the convenience of everyday living.

The full basement remains undeveloped and offers generous storage space with direct access to the double attached garage. Residents enjoy exclusive access to a 43 acre freshwater lake and a 13 acre private beach, A year round clubhouse, Extensive Pathways & Green Spaces and Steps away from the South Health Campus Hospital.



Built in 2011

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2221947      |
| Price          | \$464,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,208         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 719 Auburn Bay Square Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M0Y7                   |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Visitor Parking, Other |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Attached               |
| # of Garages   | 2                                    |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Central                                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Unfinished, Partial                                                         |

**Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Few Trees, Front Yard |
| Roof              | Asphalt Shingle       |
| Construction      | Other                 |
| Foundation        | Poured Concrete       |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 48             |
| Zoning         | M-X1           |
| HOA Fees       | 508            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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