

# \$468,900 - 315, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2248261

**\$468,900**

2 Bedroom, 3.00 Bathroom, 1,396 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to 315 10 Auburn Bay Avenue SE  
â€œ Your Lakeside Lifestyle Starts Here!  
Nestled in the sought-after lake community of Auburn Bay, this stylish and spacious 2-bedroom + loft townhome offers a functional and thoughtfully designed living spaceâ€”perfect for professionals, or families craving comfort and convenience. Step inside and discover bright, open-concept living with many new upgrades including NEW Hot Water Tank (2023) NEW carpet, NEW countertops and NEW paint throughout. Enjoy friends and family gatherings on your newly refinished maple hardwood floors and built in entertainment bar. The versatile loft adds that extra flex space everyone is looking forâ€”ideal for a home office, reading nook, or workout space. Enjoy the FULLY FINISHED basement with an additional 460ft2 of extra versatile space for your enjoyment. This low-maintenance living is move -in ready for your enjoyment. Fantastic location - school across the street, the unit faces the courtyard (not parking lot or the street), scenic pathways and parks, and minutes from Auburn Bay Lake and the incredible amenities of Seton. The mailbox is close by, and along with visitor parking, this unit is close to the main street for additional parking. Catch a movie at the VIP Cineplex, grab groceries at Superstore, or treat yourself at one of the areaâ€™s fantastic restaurantsâ€”all within minutes from home. Whether you're looking for lifestyle, location, or a little bit of bothâ€”this one checks all the



boxes. Come see why lifeâ€™s better by the lake!

Built in 2010

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2248261      |
| Price          | \$468,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,396         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 315, 10 Auburn Bay Avenue Se |
| Subdivision | Auburn Bay                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3M0p7                       |

**Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Recreation Facilities, Recreation Room, Visitor Parking |
| Parking Spaces | 1                                                       |
| Parking        | Stall, Titled                                           |

**Interior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, See Remarks |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer              |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Lot Description   | Landscaped               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 10                |
| Zoning         | R-2M              |
| HOA Fees       | 515               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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