

# \$499,000 - 605 Auburn Bay Boulevard Se, Calgary

MLS® #A2205203

**\$499,000**

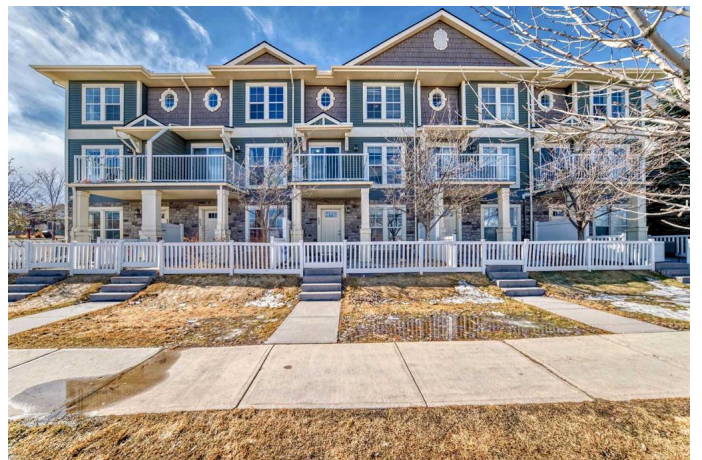
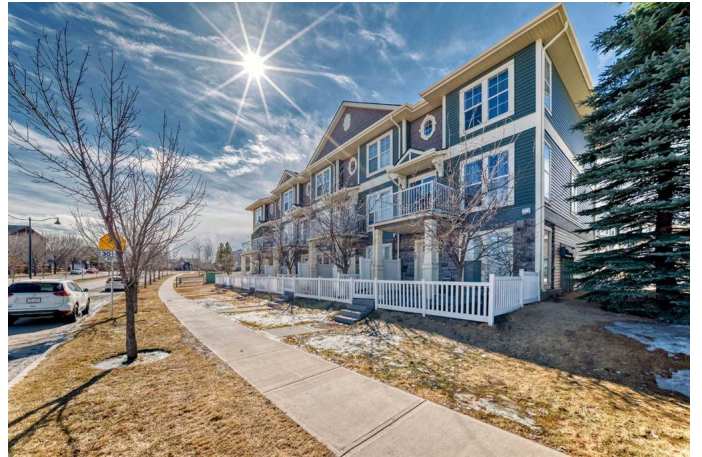
3 Bedroom, 3.00 Bathroom, 1,480 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Stylish and move-in ready, this three-level townhome features 3 bedrooms, 2.5 bathrooms, and a double attached garage in the highly desirable lake community of Auburn Bay. Natural light fills the open-concept layout, with West-facing kitchen windows and an East-facing balcony that overlooks a scenic pond. The kitchen is beautifully designed with granite countertops, a sleek tile backsplash, and stainless steel appliances, including an electric oven with a glass cooktop and a matching microwave hood fan. The spacious main living and dining areas create an inviting space for entertaining or simply unwinding while taking in the view.

Upstairs, the primary suite includes a walk-in closet and a private 3-piece ensuite tucked behind a stylish sliding barn door. Two additional bedrooms offer generous closet space and are conveniently situated near a well-appointed 4-piece bathroom with a glass shower door. The second-level laundry room, complete with its own window and extra cabinetry, adds everyday convenience. On the main entry level, you'll find direct access to the double attached garage and a versatile flex room, perfect for a home office or den. This air-conditioned unit stays refreshingly cool throughout the summer.

Located in a vibrant lake community, this home provides year-round recreation and easy access to Auburn Bay, Mahogany, and



Setonâ€™s shopping, dining, and amenities.  
Close to walking paths and a playground.  
Enjoy low condo fees of \$259/month.  
Donâ€™t miss this opportunityâ€™ schedule  
your private viewing today!

Built in 2008

### Essential Information

MLS® #	A2205203
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,480
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	605 Auburn Bay Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M3

### Amenities

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home,
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	Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Slab

## Additional Information

Date Listed	March 25th, 2025
Days on Market	13
Zoning	M-X1
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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