

\$334,900 - 509 Auburn Bay Square Se, Calgary

MLS® #A2245109

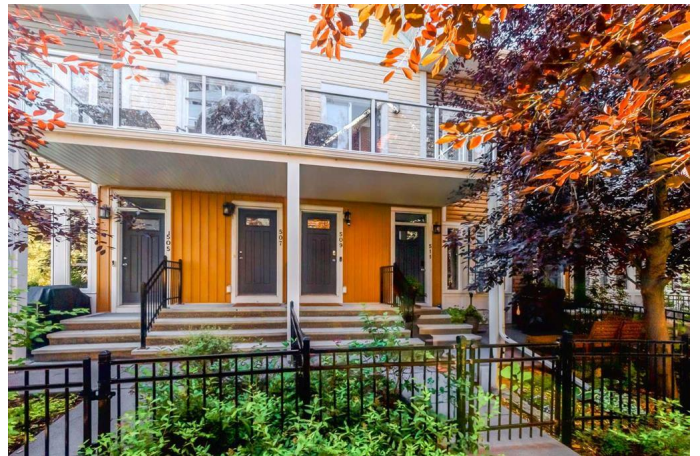
\$334,900

1 Bedroom, 1.00 Bathroom, 909 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this bright and spacious 1-bedroom + den stacked townhouse, ideally located in the sought-after lake community of Auburn Bay. Perfect for retirees, young professionals, or couples, this home offers comfort, functionality, and modern style in one inviting package. Step inside to find a thoughtfully designed open-concept living and dining area with ample space to arrange your furniture and entertainment setup just the way you like. Large windows and access to a private, large balcony allow for plenty of natural light while mature trees provide added privacy—perfect for relaxing or hosting guests. The stylish kitchen features granite countertops and flows seamlessly into a versatile flex space, ideal for a secondary dining area or a convenient home office. The spacious primary bedroom includes a walk-in closet and direct access to the 4-piece Jack-and-Jill bathroom, which is also equipped with a stacked washer and dryer for added convenience. Recent upgrades in 2024 are LVP flooring, electric stove and washer and dryer. Additional features include a single attached garage with extra storage space and access to all the amenities Auburn Bay has to offer, including parks, pathways, and the lake. Near by amenities include Seton Hospital, World's largest YMCA Recreational facility, Calgary Public Library, shopping and movie theaters. Auburn Bay has K to 9 public and catholic elementary schools and junior high schools and close by Highschool In Seton.



Donâ€™t miss this opportunity to own a low-maintenance, move-in-ready home in a fantastic location. Book your showing today before its too late!

Built in 2013

Essential Information

MLS® #	A2245109
Price	\$334,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	909
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	509 Auburn Bay Square Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Y6

Amenities

Amenities	Beach Access, Boating, Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

	Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	68
Zoning	M-X1
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bow Realty
----------------	------------

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.