



**GRASSROOTS**  
REALTY GROUP

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**509 Auburn Bay Square SE**  
**Calgary, Alberta**

**MLS # A2245109**



**\$339,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 264
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters		

**Inclusions:** none

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. Don’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!