



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1016, 10 Auburn Bay Avenue SE
Calgary, Alberta

MLS # A2260014



\$436,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,387 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	0.14 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 299
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks		

Inclusions:	NA
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This 2-bedroom townhome with a spacious third-floor bonus room/den offers the perfect blend of comfort, style, and convenience. Set in the heart of Auburn Bay, you'll enjoy year-round lake access, scenic walking paths, green spaces, and a true sense of community. Families will especially appreciate that the neighbourhood is full of kids and just steps to a nearby school—perfect for an active, connected lifestyle. Spend sunny days paddle boarding, kayaking, or relaxing at the beach, and in winter take advantage of skating, hockey, and more—right in your own neighbourhood. Step inside and be greeted by a bright, open-concept main floor where south-facing windows fill the space with natural light. The kitchen is well-appointed with plenty of counter space, while the adjoining living and dining areas make entertaining effortless. Fresh paint, gleaming hardwood floors, a new fridge (2024), and freshly cleaned carpets and furnace ensure this home is move-in ready. Upstairs, you'll find two generously sized bedrooms plus a huge third-floor bonus room/den—ideal as a home office, playroom, or cozy media retreat. Nestled in a quiet, family-friendly complex with beautifully maintained landscaping, this home also includes two titled parking stalls and low condo fees for peace of mind. All of this in a prime location with quick access to Stoney Trail, Deerfoot Trail, South Health Campus, schools, shops, and Auburn Bay's countless amenities. Whether you're a first-time buyer, young family, or downsizer, this townhome is a rare opportunity to enjoy the full Auburn Bay lifestyle.