



GRASSROOTS
REALTY GROUP

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1020, 10 Auburn Bay Avenue SE
Calgary, Alberta

MLS # A2273902



\$399,999

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,327 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Brush, Fruit Trees/Shrub(s), Low Maintenance Landscape, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 314
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to easy lake-life living in Auburn Bay! Perfect for First-time home buyers wanting an affordable way into a lake community or Investors looking for a highly rentable, low-maintenance property in a high-demand SE location. This bright and inviting 2-bed, 2-bath townhome offers three levels of stylish, low-maintenance space just a short walk from the lake. You'll love the open main floor with 9 ft ceilings, a spacious living room flooded with natural light, and a kitchen that's perfect for hanging out with friends—complete with a raised eating bar, stainless steel appliances, tons of cabinets, and extra built-in cabinetry for even more storage. Step outside to your sunny south-facing patio overlooking a green space and enjoy morning coffee or evening drinks in peace. Upstairs, the primary bedroom features a walk-in closet and 4-piece ensuite, plus there's a good-sized second bedroom and another full bathroom. Head up one more level to the huge loft/bonus room—an awesome flex space for a home office, gym, playroom, media room, or even a potential third bedroom. The partially finished lower level gives you extra living space or can be used as a third bedroom as well! You'll never fight for parking with TWO titled stalls included. As a resident of Auburn Bay, you get year-round lake access for swimming, paddleboarding, skating, tennis, and more—hello, lake lifestyle! With schools, parks, pathways, dog park, and major shopping/dining in Seton, Mahogany Village, and Auburn Station just minutes away, this is a fantastic spot to live or rent out.