



GRASSROOTS
REALTY GROUP

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

213 Auburn Bay Circle SE
Calgary, Alberta

MLS # A2275151



\$375,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, No Neighbours Behind, Private		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: n/a

Welcome to this well-maintained townhouse in the desirable lake community of Auburn Bay, offering over 1,200 sq ft of living space. Featuring 2 bedrooms, each with its own ensuite, this home is ideal for first-time buyers or investors. The main level includes luxury vinyl plank flooring, an open living and dining area, a powder room, and built-in speakers. The kitchen offers ceiling-height cabinets, quartz countertops, and a tile backsplash. Upstairs features two spacious bedrooms with plush carpeting, including a primary bedroom with 5-piece ensuite and a second bedroom with 4-piece ensuite and double closet. Upper-level laundry and attic storage add convenience. Enjoy a west-facing fenced yard and year-round lake access. Close to South Health Campus, Seton Shopping Centre, schools, parks, transit, and more.