



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

MLS # A2288174



\$435,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,218 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Welcome to this beautifully maintained 2-bedroom, 2.5-bathroom townhome in the highly sought-after lake community of Auburn Bay. Offering a functional dual master layout, this home is perfect for roommates, guests, or families seeking privacy and comfort. The bright, open main floor features a modern kitchen complete with quartz countertops, stainless steel appliances, and ample cabinetry, flowing seamlessly into the dining and living areas—ideal for both everyday living and entertaining. Large windows fill the space with natural light, creating a warm and inviting atmosphere. Upstairs, you'll find two spacious primary bedrooms, each with its own private ensuite bathroom, providing the ultimate convenience and flexibility. Additional highlights include a double attached garage, extra storage, and low-maintenance living in one of Calgary's most desirable neighbourhoods. Located just minutes from excellent schools, parks, pathways, shopping, and restaurants, residents also enjoy exclusive lake access with year-round activities including swimming, skating, and beach days. This is a fantastic opportunity to enjoy the lifestyle and amenities that make Auburn Bay one of Calgary's premier lake communities.