



**206, 10 Auburn Bay Avenue SE
Calgary, Alberta**

MLS # A2290446

\$469,900



Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,423 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 347
Basement:	Partial	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Quartz Counters		

Inclusions: Moveable fireplace and A/C unit are optional to include

Welcome to this well-maintained and thoughtfully upgraded bareland condo townhome in the desirable Chesapeake complex of Auburn Bay. Situated in the complex directly across from Auburn Bay School, this home has easy access to nearby green space and playgrounds. It is the perfect location for a family! As you enter the unit, the entry level features a few steps downwards to the attached double garage and driveway, along with a versatile family room space and a utility room with laundry. Upstairs, the main floor showcases hardwood flooring throughout, enhanced by fresh paint and abundant natural light. The spacious living room is anchored by a large window, while the kitchen stands out with quartz countertops, extended-height cabinetry, upgraded backsplash, garburator, and ample storage. The adjacent dining area opens directly onto a balcony with a door featuring built-in mini-blinds—perfect for easy indoor-outdoor living. A convenient half bath completes this level. The upper floor offers three bedrooms, including a primary retreat with a ceiling fan, walk-in closet with a practical 4-shelf sweater tower, and a stylish 3-piece ensuite featuring a full-height tiled shower with sliding glass doors, Moen fixtures, and a vessel sink. Additional upgrades include tile flooring in bathrooms and entryways, and a recently installed high-efficiency two-stage furnace (2026) with a 10-year warranty for added peace of mind. Outside, enjoy both a welcoming front porch and a patio space for relaxing or entertaining. Located in Auburn Bay, this home comes with access to the sought-after lake and beach amenities through the HOA, offering year-round recreation. The community is known for its excellent schools, nearby parks and green spaces, and quick access to major roadways, making commuting and daily errands simple and convenient. Auburn Bay continues

to be one of Calgary's most vibrant and family-friendly neighbourhoods.