

# \$499,000 - 605 Auburn Bay Boulevard Se, Calgary

MLS® #A2205203

**\$499,000**

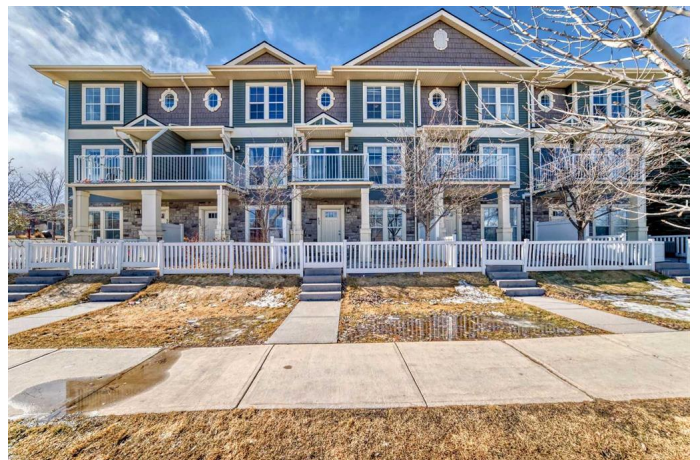
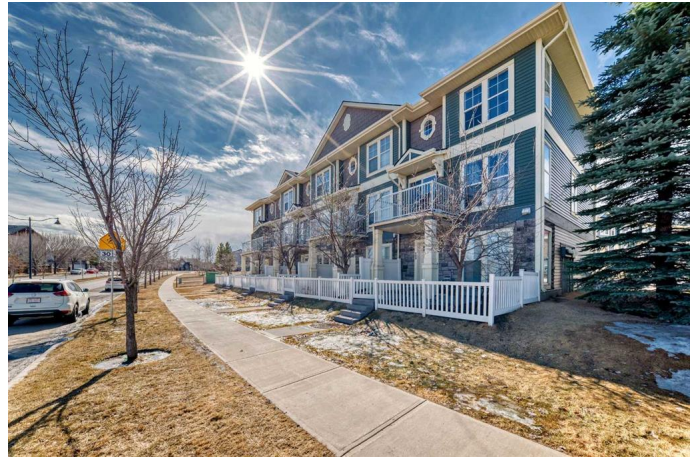
3 Bedroom, 3.00 Bathroom, 1,480 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Stylish and move-in ready, this three-level townhome features 3 bedrooms, 2.5 bathrooms, and a double attached garage in the highly desirable lake community of Auburn Bay. Natural light fills the open-concept layout, with West-facing kitchen windows and an East-facing balcony that overlooks a scenic pond. The kitchen is beautifully designed with granite countertops, a sleek tile backsplash, and stainless steel appliances, including an electric oven with a glass cooktop and a matching microwave hood fan. The spacious main living and dining areas create an inviting space for entertaining or simply unwinding while taking in the view.

Upstairs, the primary suite includes a walk-in closet and a private 3-piece ensuite tucked behind a stylish sliding barn door. Two additional bedrooms offer generous closet space and are conveniently situated near a well-appointed 4-piece bathroom with a glass shower door. The second-level laundry room, complete with its own window and extra cabinetry, adds everyday convenience. On the main entry level, you'll find direct access to the double attached garage and a versatile flex room, perfect for a home office or den. This air-conditioned unit stays refreshingly cool throughout the summer.

Located in a vibrant lake community, this home provides year-round recreation and easy access to Auburn Bay, Mahogany, and



Setonâ€™s shopping, dining, and amenities.  
Close to walking paths and a playground.  
Enjoy low condo fees of \$259/month.  
Donâ€™t miss this opportunityâ€™ schedule  
your private viewing today!

Built in 2008

### Essential Information

MLS® #	A2205203
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,480
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	605 Auburn Bay Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M3

### Amenities

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home,
-------------------	--

	Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Slab

## Additional Information

Date Listed	March 25th, 2025
Days on Market	9
Zoning	M-X1
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.