

# \$458,900 - 315, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2248261

**\$458,900**

2 Bedroom, 3.00 Bathroom, 1,396 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to 315 10 Auburn Bay Avenue SE  
â€œ Your Lakeside Lifestyle Starts Here!  
Nestled in the sought-after lake community of Auburn Bay, this stylish and spacious 2-bedroom + loft townhome offers a functional and thoughtfully designed living spaceâ€”perfect for professionals, or families craving comfort and convenience. Step inside and discover bright, open-concept living with many new upgrades including NEW Hot Water Tank (2023) NEW carpet, NEW countertops and NEW paint throughout. Enjoy friends and family gatherings on your newly refinished maple hardwood floors and built in entertainment bar. The versatile loft adds that extra flex space everyone is looking forâ€”ideal for a home office, reading nook, or workout space. Enjoy the FULLY FINISHED basement with an additional 460ft2 of extra versatile space for your enjoyment. This low-maintenance living is move -in ready for your enjoyment. Fantastic location - school across the street, the unit faces the courtyard (not parking lot or the street), scenic pathways and parks, and minutes from Auburn Bay Lake and the incredible amenities of Seton. The mailbox is close by, and along with visitor parking, this unit is close to the main street for additional parking. Catch a movie at the VIP Cineplex, grab groceries at Superstore, or treat yourself at one of the areaâ€™s fantastic restaurantsâ€”all within minutes from home. Whether you're looking for lifestyle, location, or a little bit of bothâ€”this one checks all the



boxes. Come see why life's better by the lake!

Built in 2010

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2248261      |
| Price          | \$458,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,396         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 315, 10 Auburn Bay Avenue Se |
| Subdivision | Auburn Bay                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3M0p7                       |

**Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Recreation Room, Visitor Parking, Recreation Facilities |
| Parking Spaces | 1                                                       |
| Parking        | Stall, Titled                                           |

**Interior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Breakfast Bar |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer              |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |

Basement                      Finished, Full

**Exterior**

Exterior Features      Balcony, BBQ gas line  
Lot Description        Landscaped  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              August 15th, 2025  
Days on Market        60  
Zoning                    R-2M  
HOA Fees                515  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Estate Professionals Inc.

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