

**805 Auburn Bay Circle SE**  
**Calgary, Alberta**

**MLS # A2216637**



**\$340,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,265 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Guest, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Private, See Remarks		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 181
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

<b>Inclusions:</b>	NA
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Bright and spacious 2-bedroom, 2-bathroom BUNGALOW-STYLE TOWNHOUSE in the highly sought-after ZEN IN AUBURN BAY. Just a short walk to AUBURN BAY LAKE, beach house, parks, schools, and countless amenities, including SOUTH HEALTH CAMPUS, SETON YMCA, shopping, and transit. This well-maintained GARDEN-LEVEL UNIT features an open-concept layout with LUXURY VINYL PLANK FLOORING throughout the LIVING ROOM, KITCHEN, DINING AREA, and both BATHROOMS. The modern kitchen includes QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a LARGE CENTRAL ISLAND. IN-FLOOR HEATING provides year-round comfort. The PRIMARY BEDROOM includes a PRIVATE 4-PIECE ENSUITE, while the second bedroom is located near another FULL BATHROOM—ideal for family or guests. Additional features include IN-SUITE LAUNDRY, a STORAGE ROOM, and a PRIVATE FRONT PATIO with a GAS LINE FOR BBQs. Includes one ASSIGNED PARKING STALL with ample STREET PARKING nearby. Enjoy LOW-MAINTENANCE LIVING with ENERGY-EFFICIENT CONSTRUCTION in a vibrant, LAKE-ACCESS COMMUNITY.