

**1225 Auburn Bay Circle SE**  
**Calgary, Alberta**

**MLS # A2225601**



**\$417,500**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 181
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, See Remarks, Storage		

**Inclusions:** N/A

Enjoy lake community living at 1225 Auburn Bay Circle SE — a bright and beautifully maintained END UNIT TOWNHOUSE in one of Calgary's most sought-after communities. Perfectly located just a short walk from Auburn Bay Lake, schools, parks, and the South Health Campus, this home blends comfort with unmatched convenience and easy access to both Stoney Trail and Deerfoot Trail. The main level features a bright, open-concept layout with a spacious living room, a functional kitchen with generous storage, stainless steel appliances, modern finishes and quartz countertops. The dining area has access to the private backyard that is fully fenced. The main floor also has a convenient 2-piece bathroom. Upstairs, you'll find two primary bedrooms — each with its own 4-piece ensuite — plus upper-level laundry for added convenience. Additional highlights include easy-access attic storage, nearby visitor parking, walking distance to Auburn Bay Lake & low condo fees. Whether you're a first-time buyer, a small family, or an investor, this home is a fantastic opportunity in a vibrant, amenity-rich community.