

**917 Auburn Bay Square SE
Calgary, Alberta**

MLS # A2278760

\$325,000



| | | | |
|------------------|---|---------------|-------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse-Stacked | | |
| Size: | 941 sq.ft. | Age: | 2012 (14 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Alley Access, Garage Faces Rear, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Landscaped, Low Maintenance Landscape | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Cork, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 258 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-X1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Pantry, Storage, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to this charming 1-bedroom, 1-bathroom end-unit townhouse in the desirable Auburn Bay community of Southeast Calgary. With its bright and open layout, this home is perfect for first-time buyers, downsizers, or investors looking for a well-maintained property in a vibrant lakeside neighbourhood. Step inside to a spacious living room flooded with natural light from the additional end-unit windows, creating a warm and inviting atmosphere for relaxing or entertaining. The galley-style kitchen features 41-inch high cabinets, granite countertops, and stainless steel appliances, providing both style and functionality. Enjoy your meals in the adjacent dining area or take the party outside to your private balcony, complete with a BBQ gas line rough-in, ideal for summer cookouts. The home offers cork and tile flooring throughout the main living areas for durability and easy maintenance, while the bedroom is cozy and carpeted, offering comfort and quiet. The 4-piece bathroom boasts a functional layout and full-sized laundry with convenient access from both the bedroom and the main living area. Storage is never an issue, with plenty of closets throughout, a storage room under the stairs, and additional space downstairs with direct access to the single attached garage. Modern conveniences include air conditioning, and the interior has been freshly painted throughout for a bright, move-in-ready feel. Major updates include a new roof installed in 2025 and a new garage door, providing peace of mind and long-term value. Being an end unit means more natural light and extra privacy, while the building is well maintained with low condo fees, making this a smart and affordable choice. Living in Auburn Bay offers an unbeatable lifestyle. Enjoy 4-season lake access with walking paths, parks, playgrounds, and a vibrant community feel. The area is also conveniently located near

shopping, restaurants, schools, and major roadways for easy commuting throughout Calgary. This townhouse combines style, comfort, and convenience in a sought-after lakeside community. With recent updates, abundant storage, and a bright, open layout, it's a move-in-ready home you'll love. Don't miss the opportunity to make this Auburn Bay gem yours!