

# \$438,000 - 319, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2230420

## \$438,000

3 Bedroom, 3.00 Bathroom, 1,325 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to Auburn Bay! Vacation all year round in this incredibly vibrant lake community! This beautiful 3-bedroom, 3-full-bathroom townhome check all the boxes. This spacious home features a fully finished basement, adding an additional 400 sqft, perfect for a recreation room, home office, or guest suite. Enjoy the outdoors with a patio—ideal for entertaining or relaxing. Enjoy the courtyard with your neighbors, friends and family all summer long. Titled parking stall and lots of visitor parking nearby! Located within walking distance to the local schools and exclusive beach club, this home combines comfort, convenience, and a true lifestyle experience perfect for a large family. Whether you're hosting guests or enjoying a peaceful evening by the lake, this home has it all!

Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230420    |
| Price          | \$438,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,325       |
| Acres          | 0.00        |
| Year Built     | 2010        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 3 Storey      |
| Status   | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 319, 10 Auburn Bay Avenue Se |
| Subdivision | Auburn Bay                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3M 0P7                      |

### Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Dog Park, Park, Party Room, Picnic Area, Visitor Parking, Beach Access, Dry Dock, Playground, Recreation Facilities |
| Parking Spaces | 1                                                                                                                              |
| Parking        | Stall                                                                                                                          |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan          |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Balcony, Courtyard                                                        |
| Lot Description   | Backs on to Park/Green Space, Creek/River/Stream/Pond, Close to Clubhouse |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Composite Siding, Wood Frame                                              |
| Foundation        | Poured Concrete                                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 51              |
| Zoning         | R-2M            |

|                |     |
|----------------|-----|
| HOA Fees       | 518 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.