



# 10 Auburn Bay Avenue Calgary Alberta

\$399,900

This 2-bedroom townhome with a spacious third-floor bonus room/den offers the perfect blend of comfort, style, and convenience. Set in the heart of Auburn Bay, you'll enjoy year-round lake access, scenic walking paths, green spaces, and a true sense of community. Families will especially appreciate that the neighbourhood is full of kids and just steps to a nearby school--perfect for an active, connected lifestyle. Spend sunny days paddle boarding, kayaking, or relaxing at the beach, and in winter take advantage of skating, hockey, and more--right in your own neighbourhood. Step inside and be greeted by a bright, open-concept main floor where south-facing windows fill the space with natural light. The kitchen is well-appointed with plenty of counter space, while the adjoining living and dining areas make entertaining effortless. Fresh paint, gleaming hardwood floors, a new fridge (2024), and freshly cleaned carpets ensure this home is move-in ready. Upstairs, you'll find two generously sized bedrooms plus a huge third-floor bonus room/den--ideal as a home office, playroom, or cozy media retreat. Nestled in a quiet, family-friendly complex with beautifully maintained landscaping, this home also includes two titled parking stalls and low condo fees for peace of mind. All of this in a prime location with quick access to Stoney Trail, Deerfoot Trail, South Health Campus, schools, shops, and Auburn Bay's countless amenities. Whether you're a first-time buyer, young family, or downsizer, this townhome is a rare opportunity to enjoy the full Auburn Bay lifestyle. (id:6769)

Bonus Room 16.92 Ft x 21.25 Ft  
Dining room 7.83 Ft x 9.08 Ft  
Kitchen 13.42 Ft x 9.08 Ft  
Living room 15.25 Ft x 13.92 Ft

4pc Bathroom 8.17 Ft x 5.00 Ft  
4pc Bathroom 5.00 Ft x 10.00 Ft  
Bedroom 9.83 Ft x 9.92 Ft  
Primary Bedroom 10.17 Ft x 12.75 Ft

Listing Presented By:



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