

\$495,000 - 37 Auburn Bay Link Se, Calgary

MLS® #A2267324

\$495,000

3 Bedroom, 3.00 Bathroom, 1,479 sqft

Residential on 0.00 Acres

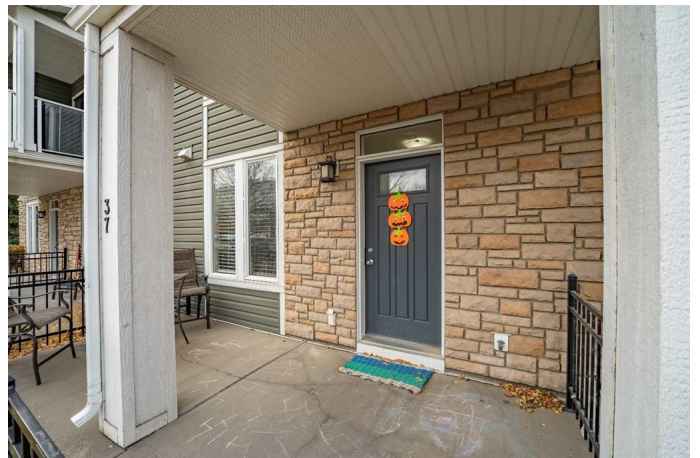
Auburn Bay, Calgary, Alberta

Welcome to Auburn Bay, steps away from South Health Campus hospital and one of Calgary's most sought-after lake communities where lifestyle meets convenience. This beautifully updated 3-bedroom townhome offers the perfect blend of comfort, design, and location.

The main level showcases an open-concept floor plan highlighted by recently updated flooring that flow seamlessly from the bright living room to the spacious dining area. The modern kitchen features granite countertops, stainless steel appliances, ample cabinetry, and a convenient pantry perfect for both everyday living and entertaining. Enjoy the private balcony, ideal for morning coffee or an evening hot chocolate as the sun sets over the community.

Upstairs, you'll find three generous bedrooms, including a primary suite with a 4-piece ensuite and another full bathroom for family or guests. The ground level adds valuable versatility with a flex room perfect for a home office, gym, or hobby space plus direct access to the double attached garage.

Recent upgrades include fresh paint and new flooring, enhancing the home's bright and inviting feel. A charming front patio adds curb appeal and an extra outdoor space to enjoy.



Located close to Seton YMCA, Cineplex, Superstore, and countless shops and restaurants, plus easy access to major routes and transit – this home offers convenience without compromise. Best of all, you™ll enjoy year-round access to Auburn Bay Lake – swimming, skating, paddleboarding, and more!

Discover why Auburn Bay is one of Calgary™s favourite lake communities – and make this beautiful townhome your new home.

Built in 2011

Essential Information

MLS® #	A2267324
Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,479
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	37 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Y5

Amenities

Amenities	Parking
Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Pantry, See Remarks, Recreation Facilities
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Storage
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	1
Zoning	M-X1
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.