

\$474,900 - 313 Auburn Bay Circle Se, Calgary

MLS® #A2269634

\$474,900

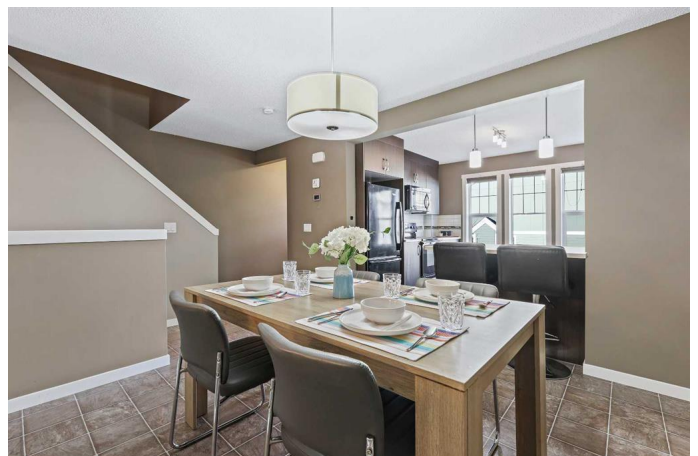
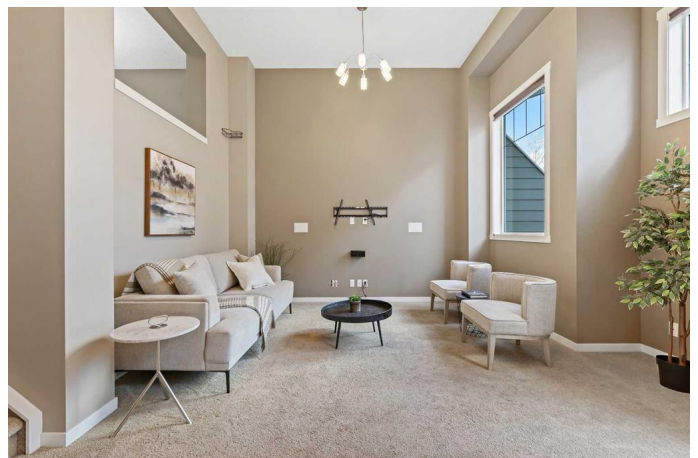
2 Bedroom, 4.00 Bathroom, 1,466 sqft

Residential on 0.03 Acres

Auburn Bay, Calgary, Alberta

This stylish townhouse offers a bright and functional 4 level split layout with 2 primary bedrooms, each featuring a walk-in closet and private ensuite. The home includes an attached single car garage, extra driveway parking, and a rare fully fenced south facing backyard. Perfect for pets, entertaining, or relaxing outdoors. The main floor features a spacious living room with vaulted ceilings, and direct access to the backyard. The modern kitchen offers a breakfast bar for two, ample cabinet space, and a generous dining area, complemented by a convenient 2-piece powder room. Upstairs, both bedrooms are large enough to accommodate a desk or dresser, or a cozy corner to retreat at the end of the day. The fully developed lower level provides additional living space. A great space for a rec room, home gym, or home office, complete with a 2-piece bath and linen closet. Additional highlights include central A/C (installed 2021), a deck with gas line, and a quiet location within the highly sought-after, lake-access community of Auburn Bay. Enjoy all the amenities this neighbourhood offers, including year-round HOA activities, the beach and lake, nearby schools, South Health Campus, YMCA, restaurants, shopping, parks, and easy access to Stoney Trail and Deerfoot/QE II.

Modern comfort, low-maintenance living, and resort-style amenities. This home truly has it all!



Built in 2013

Essential Information

MLS® #	A2269634
Price	\$474,900
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,466
Acres	0.03
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	313 Auburn Bay Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S6

Amenities

Amenities	Clubhouse, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement Full

Exterior

Exterior Features None
Lot Description Back Yard, Landscaped
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed November 7th, 2025
Days on Market 2
Zoning M-1
HOA Fees 509
HOA Fees Freq. ANN

Listing Details

Listing Office Realty Unleashed

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.