111 Auburn Bay Street SE

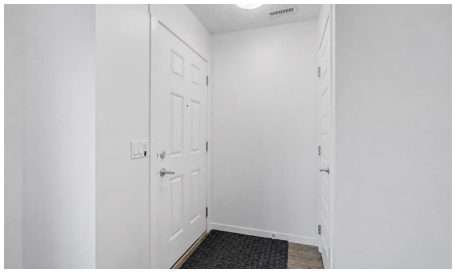
Calgary | Active | MLS® A2348324

$364,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2013**	**1,225.49 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

This beautifully maintained pet-friendly Auburn Bay townhouse offers the perfect balance of comfort, functionality, and location in one of Calgary's most desirable lake communities. With LOW condo fees + LAKE ACCESS and over 1,200 sq ft of thoughtfully designed updated living space, the home is completely move in ready, featuring newer carpet, fresh paint throughout, and a brand NEW dishwasher for added convenience. The main floor showcases a bright, open concept layout ideal for everyday living and entertaining. The kitchen is both stylish and practical, offering ample cabinetry, a central island, pantry storage, and a seamless flow into the living and dining areas. Upstairs, you'll find two very spacious bedrooms, each with its own private ensuite, providing excellent privacy for owners, guests, or roommates. An added bonus is the easily accessible attic, offering nearly 200 sq ft of additional STORAGE for larger or seasonal items. Step outside to your private, large fenced green yard, a rare and inviting feature for a townhouse, perfect for relaxing, entertaining, or enjoying warm summer days. Your surface parking stall is RIGHT OUTSIDE of your fenced backyard. Location truly sets this home apart. Just minutes from the Auburn Bay LAKE, South Health Campus HOSPITAL, and the vibrant Mahogany and Seton amenities, including shopping, restaurants, and entertainment, everything you need is close at hand. Enjoy unbeatable convenience with quick access to the BUS STOP with a direct route to downtown, a shopping plaza with all essential stores, Seton LIBRARY and the Seton YMCA, one of the largest and most impressive YMCAs in North America. Quick access to Deerfoot and Stoney Trail makes commuting simple and efficient. Ideal for first time buyers, young professionals, or downsizers seeking a low maintenance lifestyle, this home delivers exceptional value in a prime location. Don't miss your chance to enjoy everything Auburn Bay has to offer. Pets are allowed if they are typical household pets normally permitted in urban homes. Livestock, fowl, snakes, rodents, reptiles, arachnids, and exotic pets are not allowed. Dogs and cats must be approved by the Board and kept on a leash when outside the unit. Board approval is required for more than two pets in the unit. Families in Auburn Bay have access to ALL TYPES of public schools including Bayside School (K-5), Lakeshore School (Grades 6-9), and Joane Cardinal-Schubert High School (Grades 10-12). Book a showing today and view the 3D Virtual iGuide Tour!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348324
Bedrooms	2
Bathrooms	3
Year Built	2013
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,225.49 sq. ft.
Main Level Finished Area:	598.99 sq. ft.
Upper Level Finished Area:	626.5 sq. ft.
Condo Fee:	$188.24
Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2013 (Age: 13)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1411049

Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
HOA Fee:	$523.92
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Auburn Bay
Amenities:	Snow Removal, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required

Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Kitchen · 13'9" × 10'6" ·
Main Floor	Living Room · 24'3" × 14'1" ·
Main Floor	Furnace/Utility Room · 6'3" × 5'10" ·
Upper Level	Bedroom · 14'3" × 12'6" ·
Upper Level	Bedroom - Primary · 15'11" × 14'2" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Smoking Home, Open Floorplan, See Remarks
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Close to Clubhouse, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/111-auburn-bay-street-se-calgary-a2348324/

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