1223 Auburn Bay Circle SE

Calgary | Active | MLS® A2351697

$349,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2012**	**1,246.82 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

TWO PRIMARY SUITES, EACH WITH ITS OWN ENSUITE | PRIVATE FENCED BACKYARD | QUARTZ KITCHEN WITH PANTRY | UPSTAIRS LAUNDRY | BRAND-NEW CARPET | LOW CONDO FEES | LAKE COMMUNITY LIVING IN AUBURN BAY. Two full ensuites on a townhome under $360,000 changes everything: a roommate pays half, guests get real privacy, or you keep one bedroom as a true home office with its own bath. The main floor is bright and open, with a generous living room, a powder room for visitors, and a spacious kitchen finished in quartz with ample cabinetry, loads of storage and a pantry. Step out the back to your own fully fenced yard, the spot for summer BBQs, a dog, or simply sitting in the sun with no shared courtyard in sight. Upstairs, both bedrooms are generously sized, each with its own private ensuite bathroom and large closet. Laundry is right there on the bedroom level, and brand-new carpet on the stairs and in both bedrooms makes the whole upper floor feel fresh. There is even additional undeveloped attic space for storage or a creative flex area you design yourself. A dedicated parking stall sits steps from the front door, and condo fees are low, keeping monthly ownership costs down. You are in the heart of Auburn Bay, minutes from the lake, the Seton shops and restaurants, South Health Campus, the YMCA and quick access to Deerfoot and Stoney Trail. Move-in ready, meticulously maintained, and one of the most flexible floor plans available in SE Calgary at this price.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351697
Bedrooms	2
Bathrooms	3
Year Built	2012
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:	1,246.82 sq. ft.

Main Level Finished Area:	618.65 sq. ft.
Upper Level Finished Area:	628.17 sq. ft.
Condo Fee:	$188.24
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	South
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2012 (Age: 14)
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:	1411882
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Outside, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$523.92
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Auburn Bay
Amenities:	Parking, Trash
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	Window blinds
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 13'10" × 11'5" ·
Main Floor	Dining Room · 10'6" × 10' ·
Main Floor	Living Room · 15'2" × 11' ·
Main Floor	Foyer · 5'2" × 4'1" ·
Main Floor	Furnace/Utility Room · 6'4" × 6'3" ·
2nd Floor	Laundry · 3' × 3' ·

2nd Floor	Bedroom - Primary · 14'5" × 14'2" ·
2nd Floor	Bedroom · 14'2" × 11'7" ·
3rd Floor	Attic (Finished) · 14'9" × 14' ·
Title to Land:	Fee Simple
Community Features:	Lake, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Laminate Counters, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1223-auburn-bay-circle-se-calgary-a2351697/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.