604 Auburn Bay Square SE

Calgary | Active | MLS® A2351544

$429,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2013**	**1,227.79 sq. ft.**

Your next move starts with a conversation.

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Listed by Jayman Realty Inc.

A closer look

PRICE ALERT | AMAZING VALUE | DOUBLE SIDE-BY-SIDE GARAGE | TWO PRIMARY SUITES | AUBURN BAY LAKE ACCESS

Believe it or not-this stylish two-storey townhome offers outstanding value, indoor parking for two vehicles in a private side-by-side attached garage, and access to Auburn Bay’s sought-after lake lifestyle!

Located in Mosaic Lakeside, this vacant home offers approximately 1,223 sq. ft. of thoughtfully designed living space with two bedrooms, 2.5 bathrooms, and a functional open-concept layout.

The ground level welcomes you through a spacious foyer with access to the insulated 19'2" x 17'2" double attached garage. A dedicated laundry and storage area adds everyday convenience. Outside, enjoy a fenced front yard and private 9' x 9' concrete patio-an inviting spot for morning coffee, summer barbecues, or relaxing outdoors.

The bright main living level features attractive laminate plank flooring and an open design ideal for entertaining. The spacious living room flows into the dining area and stylish kitchen, complete with quartz countertops, an upgraded tile backsplash, maple shaker-style cabinetry, stainless-steel appliances, a central island with breakfast bar, and pantry storage. A convenient powder room completes the level.

Upstairs features new wide plank flooring and no carpet, two comfortable primary bedroom suites, each offering a large walk-in closet and private four-piece ensuite. A versatile office area provides useful space for working or studying from home.

Additional highlights include excellent in-home storage, window coverings, vinyl windows, and a contemporary décor palette.

Enjoy an exceptional Auburn Bay location close to the lake, clubhouse, parks, playgrounds, ponds, schools, shopping, transit, dog parks, tennis courts, and extensive walking and cycling pathways. Whether you are purchasing your first home, downsizing, or adding to an investment portfolio, this property offers an appealing combination of comfort, convenience, and value.

Vacant possession is negotiable. Contact your REALTOR® today to arrange a private viewing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351544
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:	1,227.79 sq. ft.
Main Level Finished Area:	622.02 sq. ft.
Upper Level Finished Area:	600.77 sq. ft.
Condo Fee:	$323.72
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Stories Total:	2
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
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:	1312244
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, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Faces Rear, Insulated, Side By Side
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
HOA Fee:	$523.92
Condo Fee Frequency:	Monthly

City Quadrant:	Southeast
Condo Name:	Mosaic Lakeside
Community:	Auburn Bay
Amenities:	Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Restrictive Covenant-Building Design/Size, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Living Room · 12'2" × 9'10" ·
Main Floor	Kitchen · 13'4" × 11'9" ·
Main Floor	Foyer · 5'8" × 4'7" ·
Main Floor	Dining Room · 7'6" × 7'6" ·
Main Floor	Breakfast Nook · 7'7" × 5' ·
Upper Level	Bedroom - Primary · 11'10" × 10'7" ·
Upper Level	Bedroom - Primary · 12'7" × 9'11" ·
Upper Level	Office · 7'3" × 6'3" ·
Basement	Laundry · 12'6" × 12' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Courtyard, Lighting, Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Front Yard
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-X1
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/604-auburn-bay-square-se-calgary-a2351544/

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

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