

# \$436,900 - 1016, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2260014

**\$436,900**

2 Bedroom, 2.00 Bathroom, 1,387 sqft

Residential on 0.14 Acres

Auburn Bay, Calgary, Alberta

This 2-bedroom townhome with a spacious third-floor bonus room/den offers the perfect blend of comfort, style, and convenience. Set in the heart of Auburn Bay, you™ll enjoy year-round lake access, scenic walking paths, green spaces, and a true sense of community. Families will especially appreciate that the neighbourhood is full of kids and just steps to a nearby school™perfect for an active, connected lifestyle.

Spend sunny days paddle boarding, kayaking, or relaxing at the beach, and in winter take advantage of skating, hockey, and more™right in your own neighbourhood. Step inside and be greeted by a bright, open-concept main floor where south-facing windows fill the space with natural light. The kitchen is well-appointed with plenty of counter space, while the adjoining living and dining areas make entertaining effortless. Fresh paint, gleaming hardwood floors, a new fridge (2024), and freshly cleaned carpets ensure this home is move-in ready.

Upstairs, you™ll find two generously sized bedrooms plus a huge third-floor bonus room/den™ideal as a home office, playroom, or cozy media retreat. Nestled in a quiet, family-friendly complex with beautifully maintained landscaping, this home also includes two titled parking stalls and low condo fees for peace of mind.



All of this in a prime location with quick access to Stoney Trail, Deerfoot Trail, South Health Campus, schools, shops, and Auburn Bay's countless amenities. Whether you're a first-time buyer, young family, or downsizer, this townhome is a rare opportunity to enjoy the full Auburn Bay lifestyle.

Built in 2010

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2260014      |
| Price          | \$436,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,387         |
| Acres          | 0.14          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1016, 10 Auburn Bay Avenue Se |
| Subdivision | Auburn Bay                    |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3M 0P8                       |

**Amenities**

|                |               |
|----------------|---------------|
| Amenities      | Snow Removal  |
| Parking Spaces | 2             |
| Parking        | Stall, Titled |

**Interior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, See Remarks |
|-------------------|--------------------------------------------|

|              |                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air                                                                                    |
| Cooling      | None                                                                                          |
| Has Basement | Yes                                                                                           |
| Basement     | Full, Unfinished                                                                              |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Other                    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 14                   |
| Zoning         | R-2M                 |
| HOA Fees       | 515                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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