

# **\$340,000 - 805 Auburn Bay Circle Se, Calgary**

MLS® #A2216637

**\$340,000**

2 Bedroom, 2.00 Bathroom, 1,265 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Bright and spacious 2-bedroom, 2-bathroom BUNGALOW-STYLE TOWNHOUSE in the highly sought-after ZEN IN AUBURN BAY. Just a short walk to AUBURN BAY LAKE, beach house, parks, schools, and countless amenities, including SOUTH HEALTH CAMPUS, SETON YMCA, shopping, and transit.

This well-maintained GARDEN-LEVEL UNIT features an open-concept layout with LUXURY VINYL PLANK FLOORING throughout the LIVING ROOM, KITCHEN, DINING AREA, and both BATHROOMS. The modern kitchen includes QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a LARGE CENTRAL ISLAND. IN-FLOOR HEATING provides year-round comfort.

The PRIMARY BEDROOM includes a PRIVATE 4-PIECE ENSUITE, while the second bedroom is located near another FULL BATHROOM—ideal for family or guests. Additional features include IN-SUITE LAUNDRY, a STORAGE ROOM, and a PRIVATE FRONT PATIO with a GAS LINE FOR BBQs.

Includes one ASSIGNED PARKING STALL with ample STREET PARKING nearby. Enjoy LOW-MAINTENANCE LIVING with ENERGY-EFFICIENT CONSTRUCTION in a vibrant, LAKE-ACCESS COMMUNITY.



Built in 2013

## Essential Information

MLS® #	A2216637
Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,265
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	805 Auburn Bay Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2A3

## Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall, Guest

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Tankless Water Heater
Heating	In Floor
Cooling	None
Basement	None

## Exterior

Exterior Features	BBQ gas line
-------------------	--------------

Lot Description	Private, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	6
Zoning	M-1
HOA Fees	506
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

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