

\$499,000 - 605 Auburn Bay Boulevard Se, Calgary

MLS® #A2205203

\$499,000

3 Bedroom, 3.00 Bathroom, 1,480 sqft
Residential on 0.00 Acres

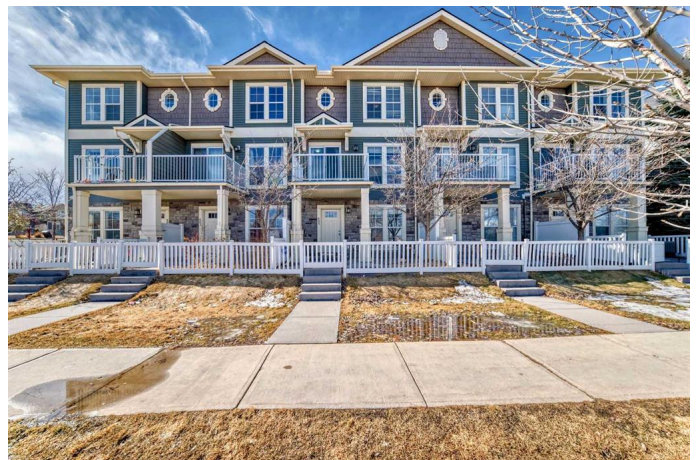
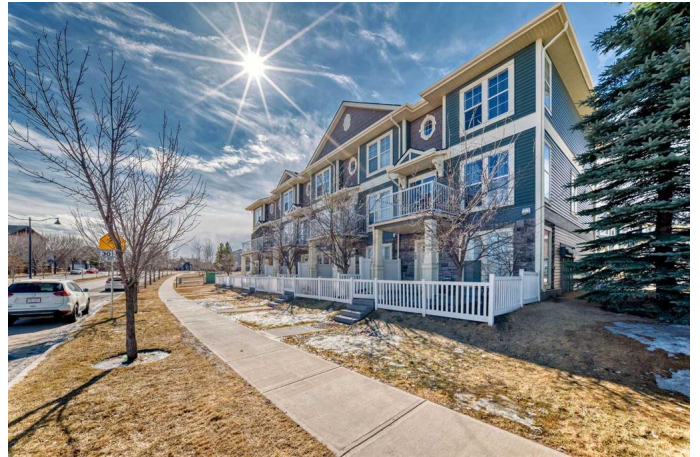
Auburn Bay, Calgary, Alberta

*OPEN HOUSE SAT MARCH 29th

2:00-4:00pm* Stylish and move-in ready, this three-level townhome features 3 bedrooms, 2.5 bathrooms, and a double attached garage in the highly desirable lake community of Auburn Bay. Natural light fills the open-concept layout, with West-facing kitchen windows and an East-facing balcony that overlooks a scenic pond. The kitchen is beautifully designed with granite countertops, a sleek tile backsplash, and stainless steel appliances, including an electric oven with a glass cooktop and a matching microwave hood fan. The spacious main living and dining areas create an inviting space for entertaining or simply unwinding while taking in the view.

Upstairs, the primary suite includes a walk-in closet and a private 3-piece ensuite tucked behind a stylish sliding barn door. Two additional bedrooms offer generous closet space and are conveniently situated near a well-appointed 4-piece bathroom with a glass shower door. The second-level laundry room, complete with its own window and extra cabinetry, adds everyday convenience. On the main entry level, you'll find direct access to the double attached garage and a versatile flex room, perfect for a home office or den. This air-conditioned unit stays refreshingly cool throughout the summer.

Located in a vibrant lake community, this home provides year-round recreation and easy



access to Auburn Bay, Mahogany, and Setonâ€™s shopping, dining, and amenities. Close to walking paths and a playground. Enjoy low condo fees of \$259/month. Donâ€™t miss this opportunityâ€™ schedule your private viewing today!

Built in 2008

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2205203 |
| Price | \$499,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,480 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 605 Auburn Bay Boulevard Se |
| Subdivision | Auburn Bay |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 0M3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Snow Removal, Trash |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Basement | None |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Balcony |
| Lot Description | Views |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete, Slab |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 3 |
| Zoning | M-X1 |
| HOA Fees | 509 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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