

# \$469,900 - 719 Auburn Bay Square Se, Calgary

MLS® #A2221947

**\$469,900**

2 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.00 Acres

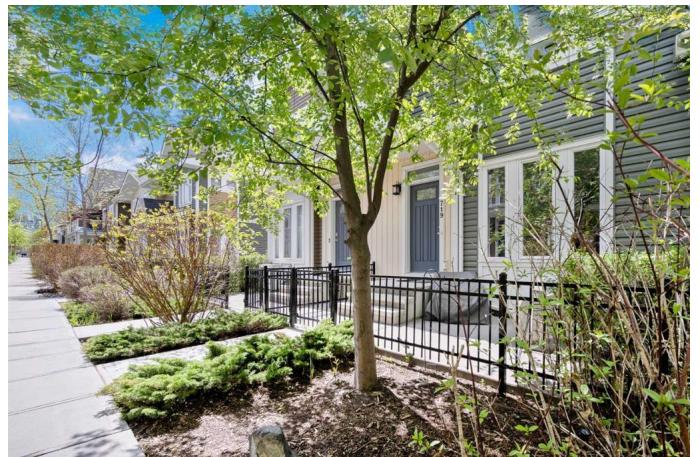
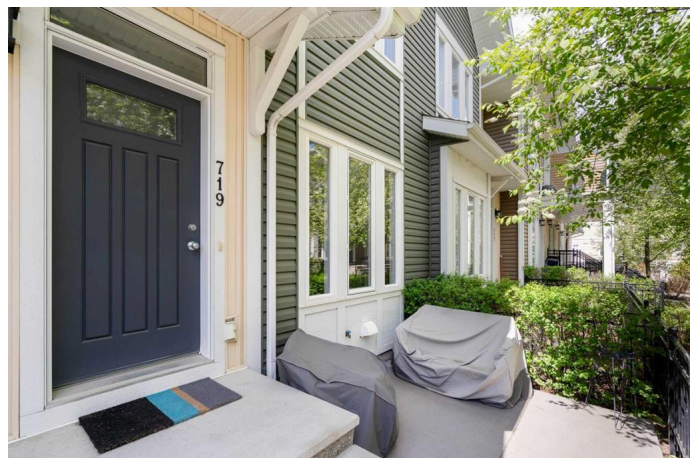
Auburn Bay, Calgary, Alberta

Welcome to 719 Auburn Bay Square SE, a stylish and low-maintenance 2-storey townhouse ideally located in one of Calgary's most sought-after lake communities. This beautifully appointed home combines thoughtful design, contemporary finishes, and an unbeatable location near the amenities of the Urban District.

Step into a bright and open-concept main floor where rich hardwood flooring flows throughout a spacious living and dining area. The gourmet kitchen features sleek stainless steel appliances, dark cabinetry, quartz countertops, a tile backsplash, and a large island perfect for entertaining. Sliding doors off the kitchen lead to a sunny glass-railed balcony, perfect for relaxing.

Upstairs, you'll find two generously sized bedrooms, each offering a private 3-piece ensuite and walk-in closet. The upper-level laundry adds to the convenience of everyday living.

The full basement remains undeveloped and offers generous storage space with direct access to the double attached garage. Residents enjoy exclusive access to a 43 acre freshwater lake and a 13 acre private beach, A year round clubhouse, Extensive Pathways & Green Spaces and Steps away from the South Health Campus Hospital.



Built in 2011

## Essential Information

MLS® #	A2221947
Price	\$469,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,208
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	719 Auburn Bay Square Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0Y7

## Amenities

Amenities	Other, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

**Exterior**

Exterior Features	Other
Lot Description	Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	34
Zoning	M-X1
HOA Fees	508
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Royal LePage Solutions
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