\$474,900 - 313 Auburn Bay Circle Se, Calgary

MLS® #A2269634

\$474,900

2 Bedroom, 4.00 Bathroom, 1,466 sqft Residential on 0.03 Acres

Auburn Bay, Calgary, Alberta

This stylish townhouse offers a bright and functional 4 level split layout with 2 primary bedrooms, each featuring a walk-in closet and private ensuite. The home includes an attached single car garage, extra driveway parking, and a rare fully fenced south facing backyard. Perfect for pets, entertaining, or relaxing outdoors. The main floor features a spacious living room with vaulted ceilings, and direct access to the backyard. The modern kitchen offers a breakfast bar for two, ample cabinet space, and a generous dining area, complemented by a convenient 2-piece powder room. Upstairs, both bedrooms are large enough to accommodate a desk or dresser, or a cozy corner to retreat at the end of the day. The fully developed lower level provides additional living space. A great space for a rec room, home gym, or home office, complete with a 2-piece bath and linen closet. Additional highlights include central A/C (installed 2021), a deck with gas line, and a quiet location within the highly sought-after, lake-access community of Auburn Bay. Enjoy all the amenities this neighbourhood offers, including year-round HOA activities, the beach and lake, nearby schools, South Health Campus, YMCA, restaurants, shopping, parks, and easy access to Stoney Trail and Deerfoot/QE II.

Modern comfort, low-maintenance living, and resort-style amenities. This home truly has it all!







Essential Information

MLS® # A2269634 Price \$474,900

Bedrooms 2
Bathrooms 4.00
Full Baths 2
Half Baths 2

Square Footage 1,466 Acres 0.03 Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 4 Level Split

Status Active

Community Information

Address 313 Auburn Bay Circle Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 1S6

Amenities

Amenities Clubhouse, Snow Removal, Visitor Parking

Parking Spaces 2

Parking Off Street, Single Garage Attached

of Garages 1

Interior

Interior Features Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave Hood Fan, Refrigerator, Washer, Window

Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Full

Exterior

Exterior Features None

Lot Description Back Yard, Landscaped

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 7th, 2025

Days on Market 1

Zoning M-1

HOA Fees 509

HOA Fees Freq. ANN

Listing Details

Listing Office Realty Unleashed

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