

202 Auburn Bay Circle SE
Calgary, Alberta

MLS # A2314268



\$304,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,180 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Other, Stall		
Lot Size:	-		
Lot Feat:	Other, Rectangular Lot		

Heating:	In Floor, Natural Gas, Other	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	Other	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully designed 1,180 sq. ft. floorplan in the highly sought-after lake community of Auburn Bay, where comfort, style, and convenience come together effortlessly. Featuring 2 spacious bedrooms, 2 full bathrooms, and a private patio perfect for relaxing or entertaining, this home offers exceptional value for first-time buyers, downsizers, and investors alike. Inside, you’ll appreciate the modern finishes and thoughtful upgrades throughout. Stylish vinyl plank flooring provides both durability and contemporary appeal, while upgraded appliances and a functional gourmet kitchen make everyday living and entertaining a breeze. The open-concept layout creates a warm and inviting atmosphere, ideal for both quiet evenings and hosting guests. This complex is perfectly situated close to everything Auburn Bay has to offer. Enjoy year-round lake access, excellent schools, South Health Campus, shopping, restaurants, and the YMCA—all just minutes away. Outdoor enthusiasts will love the nearby golf courses, scenic walking paths, off-leash dog parks, and easy access to Stoney Trail for quick commutes and weekend mountain getaways. More than just a home, this is an opportunity to enjoy a vibrant lifestyle in one of Calgary’s most desirable lake communities.