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GRASSROOTS
REALTY GROUP

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517, 10 Auburn Bay Avenue SE
Calgary, Alberta

MLS # A2212093

$465,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,396 sq.ft.	**Age:**	2010 (15 yrs old)
Beds:	2	**Baths:**	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 296
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home		

Inclusions: N/A

Welcome to 517 10 Auburn Bay Avenue SE – Your Lakeside Lifestyle Starts Here! Nestled in the sought-after lake community of Auburn Bay, this stylish and spacious 2-bedroom + loft townhome offers nearly 1,400 sq ft of thoughtfully designed living space—perfect for professionals, downsizers, or small families craving comfort and convenience. Step inside and discover bright, open-concept living with modern finishes, loads of natural light, and room to breathe. This home has been impeccably maintained and shows true pride of ownership—just move in and start living. The versatile loft adds that extra flex space everyone’s looking for—ideal for a home office, reading nook, or workout zone. Outside, your private patio opens onto a lush, tree-lined greenspace—serenity and summer BBQs, incoming! Set in a fantastically managed complex, this is low-maintenance living at its best—lock-and-leave ease for those who’d rather spend weekends on the lake than on a ladder. Location? Chef’s kiss. You’re steps from schools, scenic pathways, and parks, plus just minutes from Auburn Bay Lake and the incredible amenities of Seton. Catch a movie at the VIP Cineplex, grab groceries at Superstore, or treat yourself at one of the area’s fantastic restaurants—all without straying far from home. Whether you're looking for lifestyle, location, or a little bit of both—this one checks all the boxes. Come see why life’s better by the lake!