

# \$436,900 - 1016, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2260014

**\$436,900**

2 Bedroom, 2.00 Bathroom, 1,387 sqft

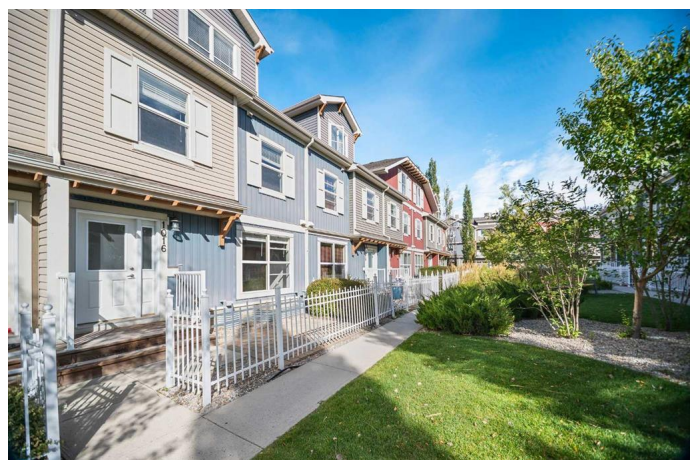
Residential on 0.14 Acres

Auburn Bay, Calgary, Alberta

This 2-bedroom townhome with a spacious third-floor bonus room/den offers the perfect blend of comfort, style, and convenience. Set in the heart of Auburn Bay, you'll enjoy year-round lake access, scenic walking paths, green spaces, and a true sense of community. Families will especially appreciate that the neighbourhood is full of kids and just steps to a nearby school—perfect for an active, connected lifestyle.

Spend sunny days paddle boarding, kayaking, or relaxing at the beach, and in winter take advantage of skating, hockey, and more—right in your own neighbourhood. Step inside and be greeted by a bright, open-concept main floor where south-facing windows fill the space with natural light. The kitchen is well-appointed with plenty of counter space, while the adjoining living and dining areas make entertaining effortless. Fresh paint, gleaming hardwood floors, a new fridge (2024), and freshly cleaned carpets ensure this home is move-in ready.

Upstairs, you'll find two generously sized bedrooms plus a huge third-floor bonus room/den—ideal as a home office, playroom, or cozy media retreat. Nestled in a quiet, family-friendly complex with beautifully maintained landscaping, this home also includes two titled parking stalls and low condo fees for peace of mind.



All of this in a prime location with quick access to Stoney Trail, Deerfoot Trail, South Health Campus, schools, shops, and Auburn Bay's countless amenities. Whether you're a first-time buyer, young family, or downsizer, this townhome is a rare opportunity to enjoy the full Auburn Bay lifestyle.

Built in 2010

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2260014      |
| Price          | \$436,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,387         |
| Acres          | 0.14          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1016, 10 Auburn Bay Avenue Se |
| Subdivision | Auburn Bay                    |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3M 0P8                       |

**Amenities**

|                |               |
|----------------|---------------|
| Amenities      | Snow Removal  |
| Parking Spaces | 2             |
| Parking        | Stall, Titled |

**Interior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, See Remarks |
|-------------------|--------------------------------------------|

|              |                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air                                                                                    |
| Cooling      | None                                                                                          |
| Has Basement | Yes                                                                                           |
| Basement     | Full, Unfinished                                                                              |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Other                    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 21                   |
| Zoning         | R-2M                 |
| HOA Fees       | 515                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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