



**1006 Auburn Bay Square SE  
Calgary, Alberta**

**MLS # A2283021**



**\$349,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Garage Faces Rear, Insulated, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 264
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**OPEN HOUSE 2-4PM SATURDAY AND SUNDAY!** Welcome to this bright and beautifully maintained top-floor corner townhome in the heart of Auburn Bay, offering the perfect blend of comfort, style, and unbeatable convenience. This 2-bedroom, 1-bathroom home is flooded with natural light from large windows and enhanced by soaring 9-foot ceilings, creating an airy and inviting atmosphere throughout. The modern open-concept kitchen showcases upgraded stainless steel appliances, stone countertops, full-height cabinetry, and a sleek, functional layout—perfect for both everyday living and entertaining. The kitchen flows seamlessly into the spacious living area, creating an open and connected living space. The generously sized cantilevered primary bedroom offers more space than comparable units and features a walk-in closet that can be customized to suit your needs. Enjoy the comfort of a single attached garage—no more brushing snow off your car—along with low condo fees, access to the highly sought-after Auburn Bay Lake, and the peace of mind that comes with a well-managed condo board. Recent major updates include a fully funded asphalt roof replacement, reflecting strong reserve planning and proactive maintenance. Ideally located directly across from South Health Campus, steps to the Auburn Bay Community Association, and kiddie-corner to Seton Gateway shops and everyday amenities. Within five minutes, you’ll find Cineplex Movie Theatre and Real Canadian Superstore. Surrounded by parks, green spaces, restaurants, and with quick access to Deerfoot and Stoney Trail, this home truly delivers lakeside living at its finest.