



GRASSROOTS
REALTY GROUP

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1404 Auburn Bay Square
Calgary, Alberta

MLS # A2334662



\$415,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,235 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions:	N/A
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Open House August 8th Noon-2pm! Welcome to 1404 Auburn Bay Square SE, a beautifully maintained 2 bedroom, 3 bathroom townhome in the highly sought-after lake community of Auburn Bay. This rare double primary layout features two spacious bedrooms, each with its own private ensuite, plus a third 2-piece bathroom on the main floor for added convenience. The open-concept main level flows out to a sunny south-facing balcony, perfect for relaxing or entertaining. Recently updated with new appliances and a fresh coat of paint throughout, this home is truly move-in ready. A double attached garage offers secure, hassle-free parking. Enjoy exclusive access to Auburn Bay Lake and its beach and park amenities, all just steps from South Health Campus — ideal for hospital staff or landlords seeking dependable tenants — with a large shopping area conveniently located right across the street. Don't miss this move-in ready home in one of Calgary's most desirable communities. Book your showing today!