

1415 Auburn Bay Circle SE  
Calgary, Alberta

MLS # A2183132



**\$359,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,149 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 301
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Embrace cozy lake living this winter in this bright and airy 2-bedroom townhouse, perfectly situated just a short walk from the Auburn Bay beach house, where year-round activities like skating and winter lake strolls await! Step inside to a spacious living room that flows effortlessly into the well-designed kitchen, complete with ample storage, sleek cabinetry, and a versatile island counter—ideal for both everyday living and hosting. The primary bedroom offers a serene retreat with a private 3-piece ensuite and walk-in closet, while a generously sized second bedroom with ample closet space provides versatility. Stacked hallway laundry, an additional 3-piece bathroom, and a storage room add to the home’s functionality. Conveniently located near South Health Campus, schools, Seton YMCA, shopping, and transit, this home offers the perfect blend of comfort and convenience