

# \$499,000 - 605 Auburn Bay Boulevard Se, Calgary

MLS® #A2205203

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,480 sqft  
Residential on 0.00 Acres

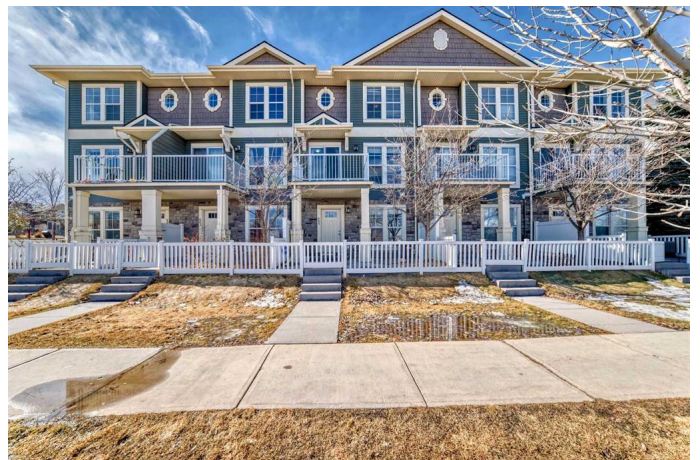
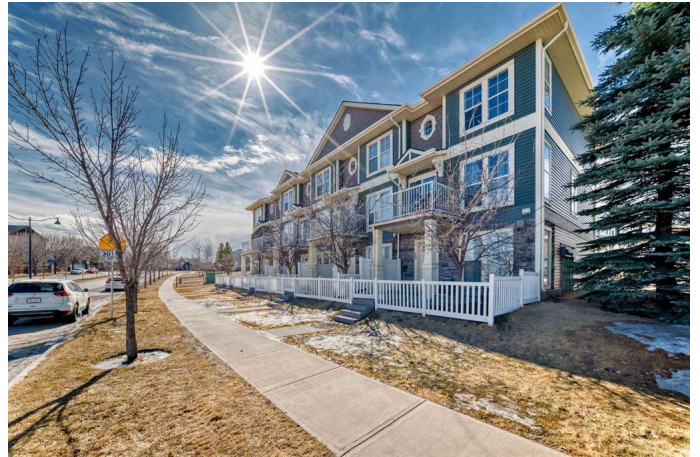
Auburn Bay, Calgary, Alberta

\*OPEN HOUSE SAT MARCH 29th

2:00-4:00pm\* Stylish and move-in ready, this three-level townhome features 3 bedrooms, 2.5 bathrooms, and a double attached garage in the highly desirable lake community of Auburn Bay. Natural light fills the open-concept layout, with West-facing kitchen windows and an East-facing balcony that overlooks a scenic pond. The kitchen is beautifully designed with granite countertops, a sleek tile backsplash, and stainless steel appliances, including an electric oven with a glass cooktop and a matching microwave hood fan. The spacious main living and dining areas create an inviting space for entertaining or simply unwinding while taking in the view.

Upstairs, the primary suite includes a walk-in closet and a private 3-piece ensuite tucked behind a stylish sliding barn door. Two additional bedrooms offer generous closet space and are conveniently situated near a well-appointed 4-piece bathroom with a glass shower door. The second-level laundry room, complete with its own window and extra cabinetry, adds everyday convenience. On the main entry level, you'll find direct access to the double attached garage and a versatile flex room, perfect for a home office or den. This air-conditioned unit stays refreshingly cool throughout the summer.

Located in a vibrant lake community, this home provides year-round recreation and easy



access to Auburn Bay, Mahogany, and Setonâ€™s shopping, dining, and amenities. Close to walking paths and a playground. Enjoy low condo fees of \$259/month. Donâ€™t miss this opportunityâ€™ schedule your private viewing today!

Built in 2008

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2205203      |
| Price          | \$499,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,480         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 605 Auburn Bay Boulevard Se |
| Subdivision | Auburn Bay                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 0M3                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal, Trash    |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)               |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Basement          | None   |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Lot Description   | Views                 |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete, Slab |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 3                |
| Zoning         | M-X1             |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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