

# \$359,900 - 1004 Auburn Bay Square Se, Calgary

MLS® #A2229224

**\$359,900**

2 Bedroom, 1.00 Bathroom, 761 sqft

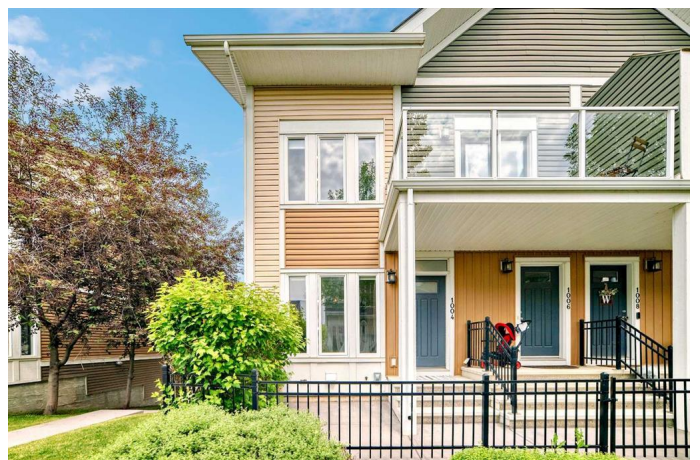
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Discover this fantastic 2-bedroom END unit in the desirable lake community of Auburn Bay. Welcome home to 1004 Auburn Bay Square SE in popular Mosaic Lakeside. The spacious living area is bright & open with beautiful hardwood flooring and numerous windows, filling the space with natural light. The modern kitchen features granite countertops, counter seating, stainless steel appliances, and a pantry. The primary bedroom is complete with a walk-in closet, with a generously sized second bedroom as well. A spacious 4-piece bathroom, in-suite laundry, and storage complete the space. The attached tandem garage on the lower level easily accommodates two vehicles. Additional features include your private entrance with outdoor patio space, a well-maintained complex, and low condo fees. Beyond the unit itself, the location is a major plus. Enjoy being within walking distance to South Health Campus, Seton YMCA, local amenities, schools, and pathways. Living here means lake access and easy connections to Deerfoot and Stoney Trail to get you anywhere you need to go! This is your chance to own a wonderful two-bedroom space in a lake community made for families and professionals. Don't miss out! Book your viewing today!

Built in 2012

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2229224          |
| Price          | \$359,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 761               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1004 Auburn Bay Square Se |
| Subdivision | Auburn Bay                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 0E9                   |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Playground, Beach Access, Clubhouse, Dog Park, Recreation Facilities |
| Parking Spaces | 2                                                                    |
| Parking        | Single Garage Attached, Tandem                                       |
| # of Garages   | 2                                                                    |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, Jetted Tub, Pantry, Walk-In Closet(s)                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                           |
| Basement          | None                                                                                           |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Courtyard, Private Entrance, Private Yard                          |
| Lot Description   | Back Lane, Few Trees, Front Yard, Low Maintenance Landscape, Fruit |

|              |                          |
|--------------|--------------------------|
|              | Trees/Shrub(s)           |
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 1               |
| Zoning         | M-X1            |
| HOA Fees       | 519             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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