

# \$460,000 - 56 Auburn Bay Close Se, Calgary

MLS® #A2253545

**\$460,000**

2 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Stop scrolling - how often do you find an end-unit townhome with a double attached garage and lake access in Calgary?

Welcome to the sought-after lake community of Auburn Bay! Just a 5-minute walk to Auburn Bay Lake, this home offers year-round fun: swimming, skating, beach days, and more - right at your doorstep.

Inside, the main floor features an open-concept layout with hardwood floors, stylish new light fixtures, and updated kitchen cabinets with granite countertops, stainless steel appliances, and a large island - perfect for cooking and entertaining. A convenient powder room completes the main level.

Upstairs, you'll find two spacious bedrooms, each with its own walk-in closet and private four-piece ensuite. As a corner unit, both bedrooms benefit from extra windows that fill the rooms with natural light. With neighbors on only one side, it truly feels more like a detached home than a townhome.

Set on a quiet street, this home also offers a sunny west-facing fenced yard that's low-maintenance yet versatile. Enjoy the concrete patio for barbecues and outdoor dining, while still having a dedicated space for your own gardening touches.

Additional highlights include a newer washer



and dryer (updated in 2024).

Beyond the home itself, Auburn Bay offers an unbeatable lifestyle. Walking paths weave through the community, connecting you easily to parks, playgrounds, schools, and the lake. Shopping, restaurants, and services at Auburn Station and Seton are just minutes away, and youâ€™ll have quick access to major roads like Deerfoot and Stoney Trail for an easy commute.

This isnâ€™t just a place to live - itâ€™s a lifestyle in a vibrant, well-managed lake community. Donâ€™t just dream about lake living - make it yours. Contact your realtor today to schedule a private tour!

Built in 2012

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2253545      |
| Price          | \$460,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,220         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 56 Auburn Bay Close Se |
| Subdivision | Auburn Bay             |
| City        | Calgary                |
| County      | Calgary                |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3M 0Y5 |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer                                                                                                          |
| Heating           | Forced Air                                                                                                                                                                           |
| Cooling           | None                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                                                     |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage, Courtyard                |
| Lot Description   | Few Trees, Front Yard, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Vinyl Siding, Wood Frame                                          |
| Foundation        | Poured Concrete                                                   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 9                    |
| Zoning         | M-X1                 |
| HOA Fees       | 509                  |
| HOA Fees Freq. | ANN                  |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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