

# \$417,500 - 1225 Auburn Bay Circle Se, Calgary

MLS® #A2225601

**\$417,500**

2 Bedroom, 3.00 Bathroom, 1,184 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

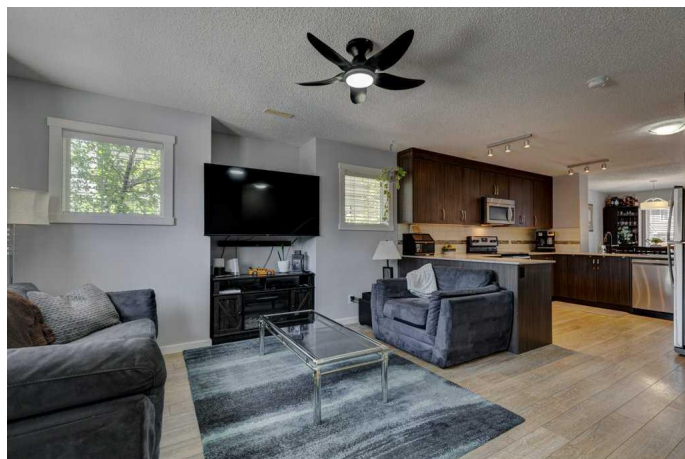
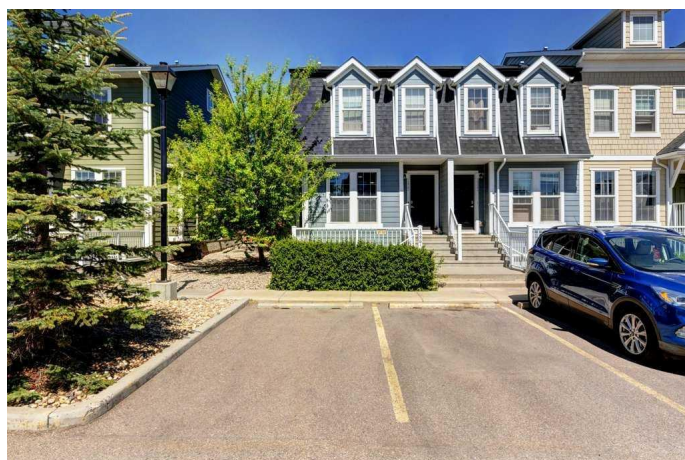
Enjoy lake community living at 1225 Auburn Bay Circle SE â€” a bright and beautifully maintained END UNIT TOWNHOUSE in one of Calgaryâ€™s most sought-after communities. Perfectly located just a short walk from Auburn Bay Lake, schools, parks, and the South Health Campus, this home blends comfort with unmatched convenience and easy access to both Stoney Trail and Deerfoot Trail. The main level features a bright, open-concept layout with a spacious living room, a functional kitchen with generous storage, stainless steel appliances, modern finishes and quartz countertops. The dining area has access to the private backyard that is fully fenced. The main floor also has a convenient 2-piece bathroom. Upstairs, youâ€™ll find two primary bedrooms â€” each with its own 4-piece ensuite â€” plus upper-level laundry for added convenience. Additional highlights include easy-access attic storage, nearby visitor parking, walking distance to Auburn Bay Lake & low condo fees. Whether youâ€™re a first-time buyer, a small family, or an investor, this home is a fantastic opportunity in a vibrant, amenity-rich community.

Built in 2014

## Essential Information

MLS® # A2225601

Price \$417,500



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,184
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1225 Auburn Bay Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2A4

### Amenities

Amenities	Other, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Quartz Counters, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	26
Zoning	M-1
HOA Fees	509
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.