

# \$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

OPEN HOUSE SATURDAY SEPTEMBER 13  
(12:00pm-3:00pm). 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, youâ€™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 thatâ€™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, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard, Storage
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	2
Zoning	M-X1
HOA Fees	509
HOA Fees Freq.	ANN

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.