

**509 Auburn Bay Square SE**  
**Calgary, Alberta**

**MLS # A2245109**



# \$339,000

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 264
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters		

**Inclusions:** none

Welcome to this bright and spacious 1-bedroom + den stacked townhouse, ideally located in the sought-after lake community of Auburn Bay. Perfect for retirees, young professionals, or couples, this home offers comfort, functionality, and modern style in one inviting package. Step inside to find a thoughtfully designed open-concept living and dining area with ample space to arrange your furniture and entertainment setup just the way you like. Large windows and access to a private, large balcony allow for plenty of natural light while mature trees provide added privacy&mdash;perfect for relaxing or hosting guests. The stylish kitchen features granite countertops and flows seamlessly into a versatile flex space, ideal for a secondary dining area or a convenient home office. The spacious primary bedroom includes a walk-in closet and direct access to the 4-piece Jack-and-Jill bathroom, which is also equipped with a stacked washer and dryer for added convenience. Recent upgrades in 2024 are LVP flooring, electric stove and washer and dryer. Additional features include a single attached garage with extra storage space and access to all the amenities Auburn Bay has to offer, including parks, pathways, and the lake. Near by amenities include Seton Hospital, World's largest YMCA Recreational facility, Calgary Public Library, shopping and movie theaters. Auburn Bay has K to 9 public and catholic elementary schools and junior high schools and close by Highschool In Seton. Don't miss this opportunity to own a low-maintenance, move-in-ready home in a fantastic location. Book your showing today before its too late!