

# \$457,000 - 73 Auburn Meadows Way Se, Calgary

MLS® #A2235345

**\$457,000**

2 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

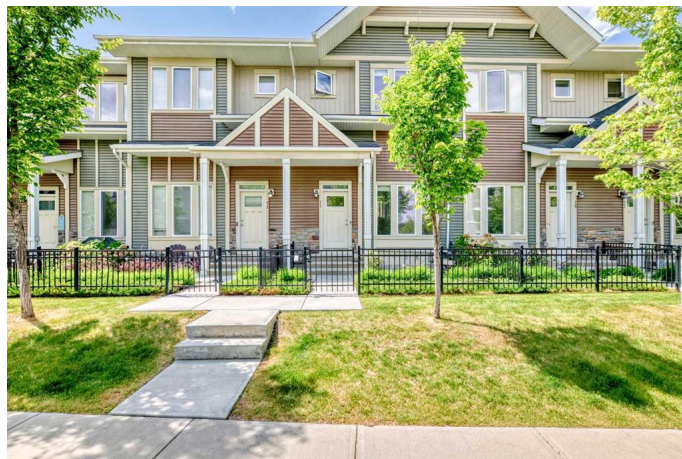
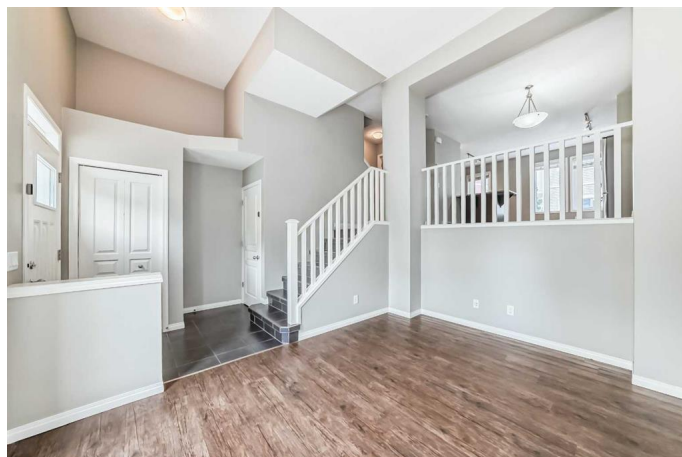
Welcome to a stylish and functional 2-bedroom townhome located in the heart of Auburn Bay. This home features a unique split-level floor plan with a bright and open living room on the lower level and a spacious kitchen and dining area just a few steps up. The modern kitchen is equipped with stainless steel appliances, full-height cabinetry, and a large island with stone countertops—perfect for both everyday living and entertaining. Upstairs, you’ll find two generously sized bedrooms, including both of them having comfortable primary suites. The second bedroom ideal for guests, kids, or a home office. The home also includes a basement offering ample storage space. Enjoy outdoor living on your fenced-in front patio—perfect for relaxing or hosting summer BBQs. Additional highlights include a double attached garage at the rear of the home and in-suite laundry for added convenience. Situated in a well-managed complex close to parks, schools, shopping, and public transit, this property also offers easy access to Auburn Bay’s exclusive lake amenities. Perfect for first-time home buyers, investors, or anyone looking for a low-maintenance lifestyle in a vibrant, family-friendly community.

Built in 2015

## Essential Information

MLS® #                   A2235345

Price                     \$457,000



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,270
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	73 Auburn Meadows Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H8

### Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### Exterior

Exterior Features	Courtyard
Lot Description	Back Lane, Low Maintenance Landscape, Street Lighting

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	47
Zoning	DC
HOA Fees	494
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Century 21 Bravo Realty
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