

**805 Auburn Bay Circle SE
Calgary, Alberta**

MLS # A2216637



\$340,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,265 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Guest, Stall		
Lot Size:	-		
Lot Feat:	Private, See Remarks		

Heating:	In Floor	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 181
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: NA

Bright and spacious 2-bedroom, 2-bathroom BUNGALOW-STYLE TOWNHOUSE in the highly sought-after ZEN IN AUBURN BAY. Just a short walk to AUBURN BAY LAKE, beach house, parks, schools, and countless amenities, including SOUTH HEALTH CAMPUS, SETON YMCA, shopping, and transit. This well-maintained GARDEN-LEVEL UNIT features an open-concept layout with LUXURY VINYL PLANK FLOORING throughout the LIVING ROOM, KITCHEN, DINING AREA, and both BATHROOMS. The modern kitchen includes QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a LARGE CENTRAL ISLAND. IN-FLOOR HEATING provides year-round comfort. The PRIMARY BEDROOM includes a PRIVATE 4-PIECE ENSUITE, while the second bedroom is located near another FULL BATHROOM—ideal for family or guests. Additional features include IN-SUITE LAUNDRY, a STORAGE ROOM, and a PRIVATE FRONT PATIO with a GAS LINE FOR BBQs. Includes one ASSIGNED PARKING STALL with ample STREET PARKING nearby. Enjoy LOW-MAINTENANCE LIVING with ENERGY-EFFICIENT CONSTRUCTION in a vibrant, LAKE-ACCESS COMMUNITY.