

# \$479,000 - 41 Auburn Meadows Way Se, Calgary

MLS® #A2246171

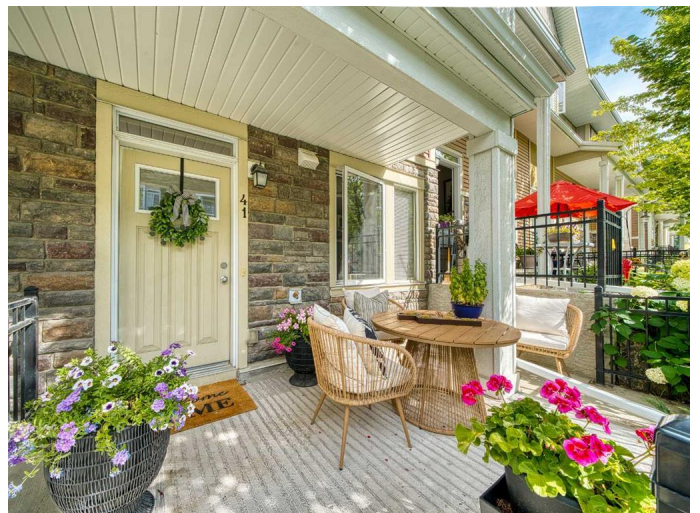
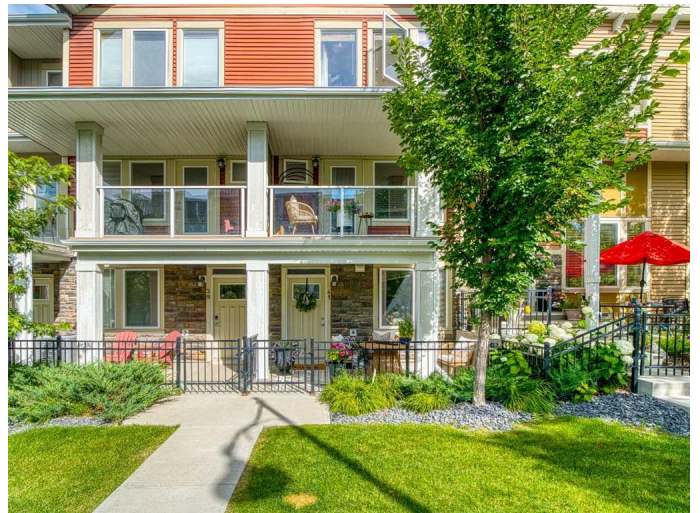
**\$479,000**

2 Bedroom, 3.00 Bathroom, 1,115 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

If this townhouse were a human, itâ€™d be the kind of laid-back multi-tasker who owns every cool hobbyâ€”from kayaking to carving pumpkinsâ€”and still manages to look put-together in every Instagram shot. Step into 41 Auburn Meadows Way, nestled in the heart of Auburn Bay, Calgaryâ€™s premier lake-centred community that marries suburban ease with â€œdid we just escape to cottage country?â€• energy. Featuring 1,115 sqft of above-grade living and a generous double attached garage (370sqft)â€”perfect for vehicles, bikes, or that paddleboard you swear youâ€™ll use more next summer. From the moment you arrive, youâ€™ll sense the spirit of community that makes Auburn Bay so unforgettable: a vibrant 43-acre freshwater lake at its heartâ€”your year-round playground for summer kayaking, winter skating, or casual lakeside hangs. Add to that the sprawling 13-acre park and Auburn House community centre, offering everything from splash parks to fitness classes and summer campsâ€”your neighbours are as likely to be your pals as they are your mid-week lifeboaters. Inside, the main level opens into a seamless flow of living, dining, and kitchen spaceâ€”and yes, your furniture might just start dancing the minute you walk in (theyâ€™re kindred spirits). The living roomâ€™s elegant feature wall and that striking gold chandelier? Theyâ€™re not just decor, theyâ€™re a vibe. Cue the â€œthis is the oneâ€• energy. The kitchen complements with dark cabinetry, quartz



counters, stainless steel appliances, and an island thatâ€™s basically begging for a charcuterie clashâ€”or a solid pancake stack. Upstairs, you get two primary suites, each armed with its own ensuiteâ€”so awkward bathroom scheduling hits an all-time low. One bedroom is bright, crisp, and perfect for early-morning mood setting, while the other makes hosting guests or in-laws a luxurious breeze.

And then thereâ€™s the outdoor life: your front patioâ€”ideal for coffee, wine, or book-reading with eyes on that friendly neighbourhood path. Auburn Bay doesnâ€™t just stop at having parksâ€”itâ€™s crisscrossed with walking and cycling paths, sports fields, playgrounds, and even that famed Halloween spirit that lights up the streets (inflatable zombies, anyone?)

With schools, shopping, the set-to-open Green Line C-Train route, and South Health Campus all nearby, this home isnâ€™t just a propertyâ€”itâ€™s your launchpad into an active, connected, and delightfully social lifestyle.

Final word: This isnâ€™t â€œjustâ€• a townhouse. Itâ€™s your immediate upgrade to a refreshed, community-infused lifeâ€”a home that welcomes you and a neighbourhood that embraces you back.

Built in 2014

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2246171  |
| Price          | \$479,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,115     |
| Acres          | 0.00      |

|            |               |
|------------|---------------|
| Year Built | 2014          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 41 Auburn Meadows Way Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2H8                  |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Beach Access, Playground |
| Parking Spaces | 2                        |
| Parking        | Double Garage Attached   |
| # of Garages   | 2                        |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters                                          |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                            |
| Cooling           | None                                                                                                                  |
| Has Basement      | Yes                                                                                                                   |
| Basement          | See Remarks                                                                                                           |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Balcony                                            |
| Lot Description   | Back Lane, Interior Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                    |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 8th, 2025 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 23  |
| Zoning         | DC  |
| HOA Fees       | 508 |
| HOA Fees Freq. | ANN |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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