

\$575,000 - 424 Auburn Bay Avenue Se, Calgary

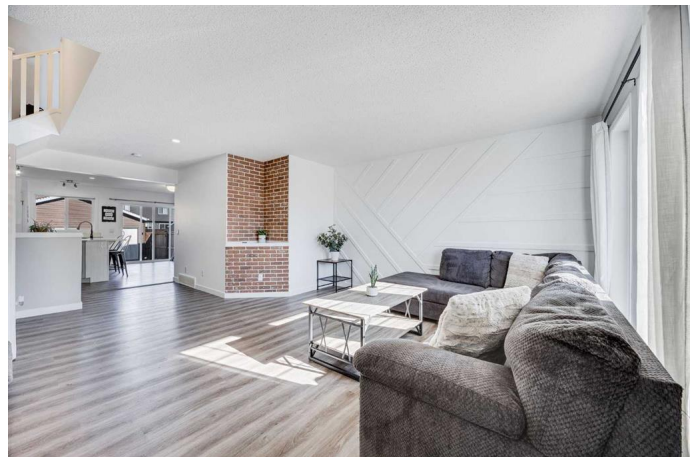
MLS® #A2199797

\$575,000

2 Bedroom, 4.00 Bathroom, 1,403 sqft
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Move-in ready and waiting for you! This fantastic home in Auburn Bay offers nearly 2,000 sq. ft. of thoughtfully designed living space in one of Calgary's most desirable lake communities. Step up to the charming front porch and into a bright, open-concept main floor, where a cozy fireplace anchors the spacious living room. The kitchen is perfect for hosting, featuring a large island, quartz countertops, a walk-in pantry, and sleek modern cabinetry with plenty of storage and prep space. The dining area flows seamlessly onto the backyard through sliding patio doors—fully fenced and including a double detached garage that has been upgraded with a larger attic - perfect for all that extra seasonal storage needed! Plus, enjoy year-round relaxation in your private hot tub. Upstairs, a versatile loft space makes a great home office or reading nook, leading to two generous bedrooms, each with its own ensuite and walk-in closet—ideal for privacy and convenience. The fully finished basement expands your living space with a large recreation room, a stylish 2-piece bath, and plenty of extra storage. This home is also fully equipped with A/C, just in time for summer! Beyond the home, Auburn Bay offers unbeatable amenities, including year-round lake access for swimming, skating, and paddleboarding. This vibrant SE Calgary community is steps from parks, walking paths, and schools, with the South Health Campus, the Brookfield YMCA, and Seton's



shopping, dining, and entertainment options just minutes away. Whether you're a first-time buyer, young family, or investor, this move-in-ready home delivers space, style, and an incredible lifestyle. Book your showing today!

Built in 2013

Essential Information

MLS® #	A2199797
Price	\$575,000
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,403
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	424 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Y5

Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Shingle Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	495
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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