

# \$545,000 - 440 Auburn Bay Avenue Se, Calgary

MLS® #A2232864

## \$545,000

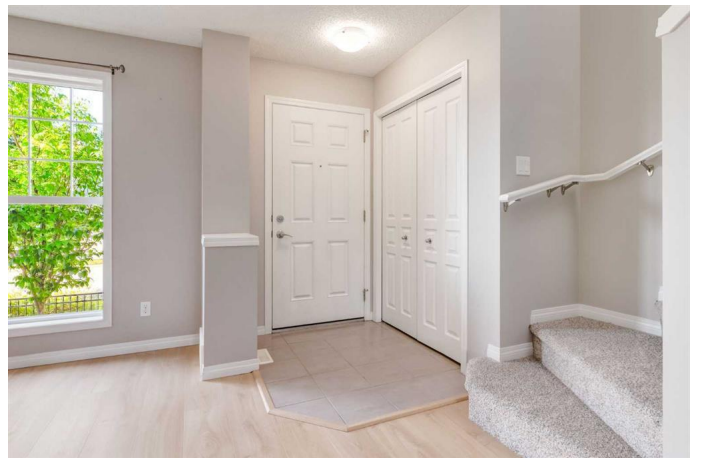
3 Bedroom, 3.00 Bathroom, 1,276 sqft  
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome to Auburn Bay! Nestled in a quiet corner of the community, this beautifully updated duplex offers peaceful living with unbeatable convenience, just minutes from Stoney and Deerfoot Trails, South Health Campus, the YMCA, parks, playgrounds, and schools. Inside, you will find a bright and open layout with brand NEW FLOORING THROUGHOUT and large windows that fill the home with natural light. The stylish kitchen features crisp white cabinetry, quartz countertops, stainless steel appliances, and a spacious center island, perfect for meal prep or entertaining. A functional mudroom off the kitchen provides additional storage and access to the fully fenced backyard, complete with a large patio and separate deck, ideal for summer BBQs and relaxing evenings. Upstairs, you will find three generously sized bedrooms, including the spacious Primary Suite which features a walk-in closet and ensuite bathroom. The unfinished basement offers roughed-in plumbing and 2 windows, making future development a breeze. Located in the sought after LAKE COMMUNITY of Auburn Bay, you'll enjoy YEAR ROUND ACCESS TO THE LAKE AND CLUBHOUSE as well as community amenities. Don't miss your chance to call this move-in-ready gem your home this Summer!

Built in 2013

## Essential Information



MLS® #	A2232864
Price	\$545,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,276
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	440 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Y5

### **Amenities**

Amenities	Beach Access, Clubhouse
Parking Spaces	2
Parking	Parking Pad, Stall

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Breakfast Bar, Closet Organizers, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 1st, 2025
Days on Market	17
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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