

# \$528,000 - 116 Auburn Bay Boulevard Se, Calgary

MLS® #A2227331

**\$528,000**

2 Bedroom, 3.00 Bathroom, 1,128 sqft

Residential on 0.06 Acres

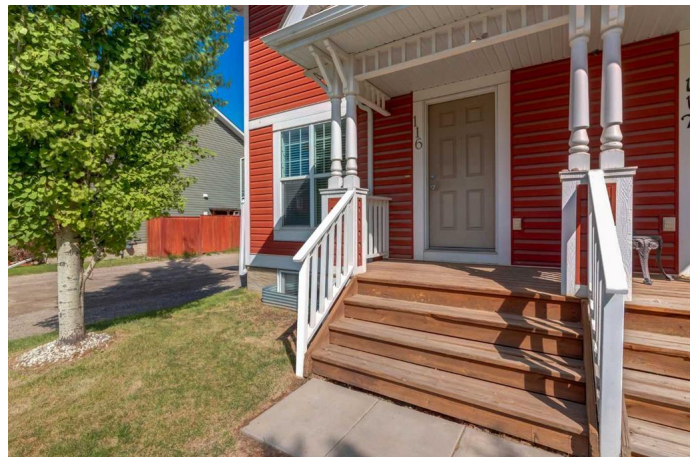
Auburn Bay, Calgary, Alberta

Discover an amazing opportunity with this corner lot home in beautiful Auburn Bay. This 2 bed, 2.5 bath single-family house features dual primary bedrooms, both with 4pc ensuites and walk-in closets. Loaded with updated appliances from 2024 including a fridge, range, dishwasher and washing machine. With a high efficient furnace and an updated hot water tank (2021), this place is move-in-ready and just waiting for you. The double detached garage is fully insulated and drywalled and the private yard and big deck will be a great place to spend your summer. The location within the neighbourhood is unbeatable with a short stroll to the sparkling lake, nearby parks, and schools. A playground is just steps away, perfect for family fun! Experience one of Calgary's most popular neighbourhoods today. Possession is available immediately, or as you need it, we'd be happy to accommodate your showing needs and we're super excited to find the next lucky homeowner!

Built in 2009

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2227331  |
| Price      | \$528,000 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,128                  |
| Acres          | 0.06                   |
| Year Built     | 2009                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 116 Auburn Bay Boulevard Se |
| Subdivision | Auburn Bay                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 0V7                     |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Other, Park, Playground, Beach Access, Dog Park, Racquet Courts, Recreation Facilities |
| Parking Spaces | 2                                                                                      |
| Parking        | Double Garage Detached                                                                 |
| # of Garages   | 2                                                                                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar                                                                                 |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Unfinished                                                                                                 |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Wood Frame                       |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | R-G            |
| HOA Fees       | 512            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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