\$550,000 - 440 Auburn Bay Avenue Se, Calgary

MLS® #A2232864

\$550,000

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 THROUGOUT 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 \$550,000

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 Clubhouse, Beach Access

Parking Spaces 2

Parking Pad, Stall

Interior

Interior Features Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan,

Quartz Counters, Storage, Walk-In Closet(s)

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

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance

Landscape, Garden

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 1st, 2025

Days on Market 1

Zoning R-G

HOA Fees 509

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

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