

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

MLS® #A2232864

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,276 sqft

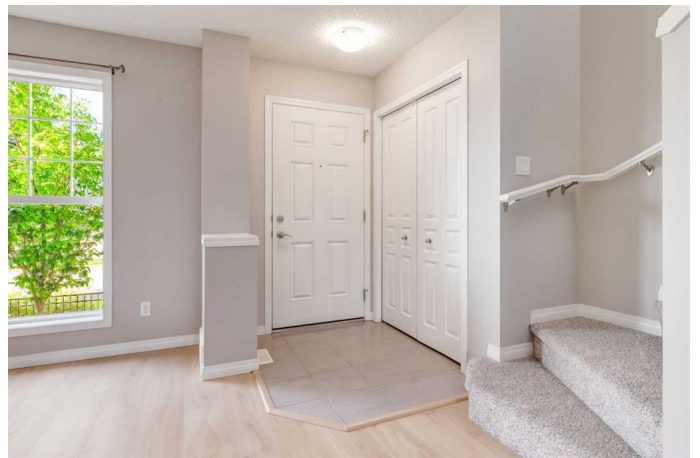
Residential on 0.06 Acres

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

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Closet Organizers |
| 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, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape |
| Roof            | Asphalt Shingle                                                                  |
| Construction    | Vinyl Siding, Wood Frame                                                         |
| Foundation      | Poured Concrete                                                                  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 2                |
| Zoning         | R-G              |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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