

# \$579,900 - 133 Auburn Bay View Se, Calgary

MLS® #A2250643

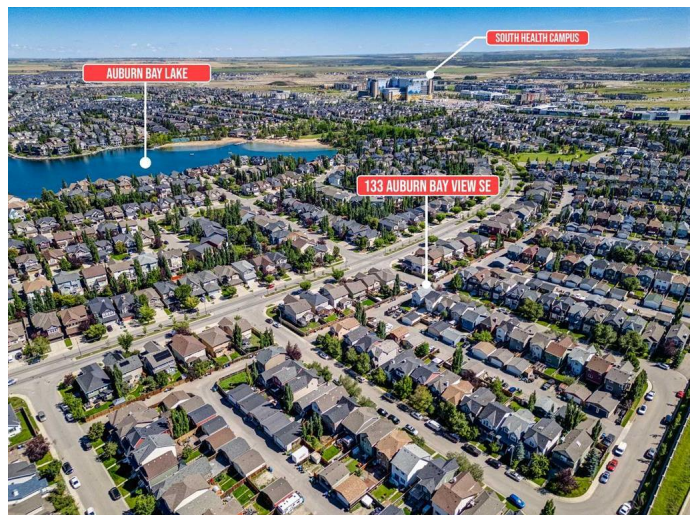
**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,352 sqft

Residential on 0.08 Acres

Auburn Bay, Calgary, Alberta

Amazing Location !! Short bike ride / 5 minute Walk to the Lake. South Health Campus Hospital is 5 minutes away! Located in a quiet Cul-de-sac with alley access. This IDEAL starter home is searching for new owners!! The welcoming front porch is Rocking chair friendly. Coming in the front door you are greeted by a Bright Open concept main floor with family size dining room, Generous living room and kitchen with a pantry center island and plenty of counter space. plus a powder room at the back entrance. Up the wide staircase crowned by 2 Skylights to the second floor you will find a Large Primary suite with a FULL en-suite and big closet. There are 2 more bedrooms with Jack & Jill full bath, and good size closets. The lower level is fully finished creating a great rec-room with Large egress windows. There is a big storage area and laundry room. The furnace is High-efficiency. The back yard is spacious, fully fenced with plenty of room to add a garage. Shingles are at end of life, seller will have the roof re-shingled prior to possession. Call you favorite realtor today. Open House August 30 2-4pm



Built in 2007

## Essential Information

MLS® # A2250643

Price \$579,900

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,352       |
| Acres          | 0.08        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 133 Auburn Bay View Se |
| Subdivision | Auburn Bay             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 0C3                |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Picnic Area, Playground |
| Parking Spaces | 3                                                      |
| Parking        | Off Street                                             |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, Recreation Facilities |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Window Coverings            |
| Heating           | High Efficiency, Natural Gas                                                      |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Full                                                                    |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Irregular Lot |
| Roof              | Asphalt Shingle                                 |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Zoning         | R-G               |
| HOA Fees       | 508               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.