

\$499,900 - 131 Auburn Bay Boulevard Se, Calgary

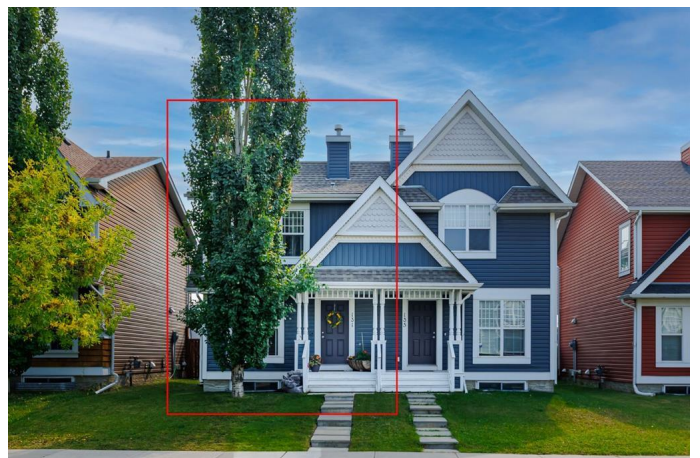
MLS® #A2255821

\$499,900

4 Bedroom, 3.00 Bathroom, 1,125 sqft
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Just a short walk from Auburn Bay Lake, this well maintained 3-bedroom semi-detached home offers a thoughtful blend of comfort, functionality, and community living. The main floor is designed with an open, natural flow, featuring hardwood throughout and a bright living room that connects seamlessly to the dining area and kitchen. The kitchen is both stylish and practical, with rich cabinetry and plenty of counter space. Upstairs, the spacious primary bedroom offers a quiet retreat, complete with its own 3-piece ensuite. Two additional bedrooms and a full bathroom complete the level. The basement is framed for a future bedroom, bathroom, and recreation room, giving you a valuable head start on additional living space. Central air conditioning ensures the home stays cool and comfortable through the summer months, while the fireplace in the living room keeps you warm and cozy on those chillier days! Step outside to a sunny south-facing backyard designed for relaxation and gatherings. A large deck sets the stage for barbecues, morning coffee, or evenings with friends, while the yard offers ample space for kids or pets to play. Two rear parking stalls add convenience or space for a future garage. Enjoy the best of lake community living with year-round access to swimming, skating, a clubhouse, and a full calendar of community events. Just steps from parks and schools, and only minutes to shopping, dining, entertainment, the South Health Campus, and the Brookfield YMCA,



everything you need is right at your doorstep. With quick access to both Stoney and Deerfoot Trail, you'll stay effortlessly connected to the rest of the city while enjoying all the amenities of Auburn Bay. Whether you're starting out, moving up, or looking to invest, this home combines comfort, flexibility, and an unbeatable location in one of Calgary's most desirable lake communities. Don't miss your chance to call Auburn Bay home!

Built in 2009

Essential Information

MLS® #	A2255821
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,125
Acres	0.06
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	131 Auburn Bay Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0V3

Amenities

Amenities	Beach Access, Playground, Dog Park
Parking Spaces	2

Parking Off Street, Parking Pad

Interior

Interior Features Bathroom Rough-in, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Garden

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Close to Clubhouse

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2025

Days on Market 8

Zoning R-2

HOA Fees 509

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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