

# \$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

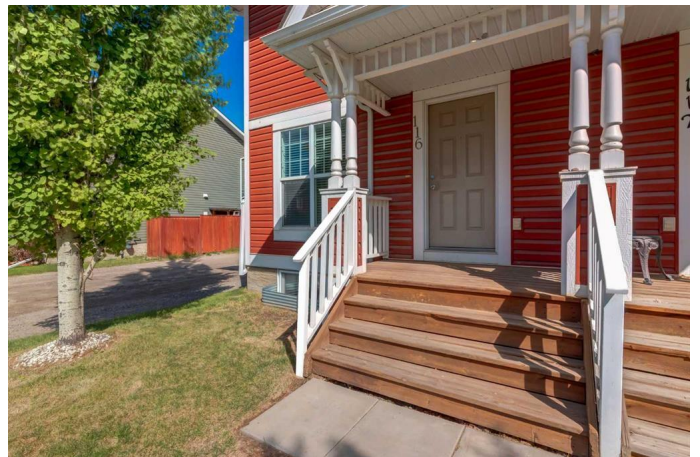
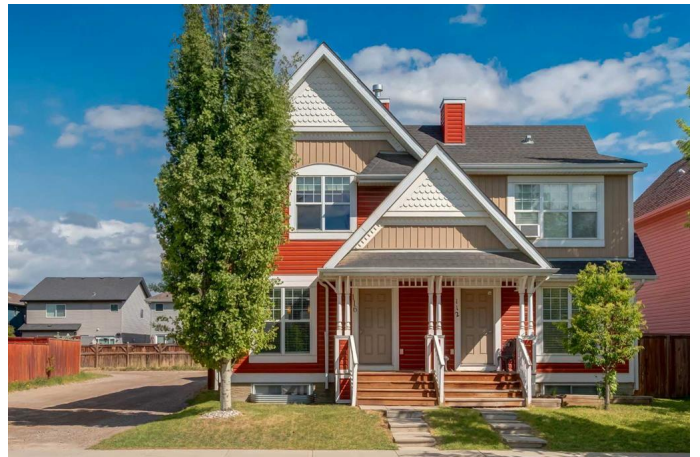
Auburn Bay, Calgary, Alberta

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
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.