

# \$535,000 - 203 Auburn Bay Heights Se, Calgary

MLS® #A2261097

**\$535,000**

4 Bedroom, 3.00 Bathroom, 1,016 sqft  
Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

Welcome to 203 Auburn Bay Heights SE, a beautifully maintained bungalow nestled on a quiet street in the highly sought-after lake community of Auburn Bay. Step inside to find a bright and welcoming main floor featuring FRESH PAINT throughout the living room/kitchen area, giving the home a clean and modern feel. The open-concept layout includes vaulted ceilings, large windows for ample natural light, a cute kitchen with plenty of cabinetry and raised breakfast bar, as well as a good size Primary bedroom and 2nd bedroom with main floor bathroom. The fully finished basement offers even more living space, complete with BRAND NEW CARPET, 2 additional bedrooms complete with another 4 piece bathroom and plenty of storage. Outside, the backyard is getting a fresh start with NEW SOD, giving you a lush, green outdoor space to enjoy all summer long. Whether you're relaxing on the LARGE DECK, gardening, or entertaining guests, this yard will soon be the perfect retreat. Enjoy all the benefits of lake living in Auburn Bay, including access to the private lake, parks, walking paths, and close proximity to schools, shopping, restaurants, and the South Health Campus. Don't miss your chance to own this cute, clean bungalow in one of Calgary's most desirable communities!

Built in 2006

## Essential Information



MLS® #	A2261097
Price	\$535,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,016
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	203 Auburn Bay Heights Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0A8

### **Amenities**

Amenities	Beach Access, Clubhouse, Park, Playground
Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Lane, Lawn, Rectangular Lot, Zero Lot Line

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 30th, 2025
Days on Market	28
Zoning	R-G
HOA Fees	512
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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