

# \$719,900 - 463 Auburn Bay Heights Se, Calgary

MLS® #A2213927

**\$719,900**

3 Bedroom, 4.00 Bathroom, 1,913 sqft  
Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

**\*\*OPEN HOUSE ON SATURDAY AND SUNDAY MAY 3 AND 4, 12PM-3PM MST\*\***  
Immaculately maintained 2-storey residence in Auburn Bay featuring over 3 bedrooms, 3.5 bathrooms, and a spacious bonus room, complemented by a fully finished basement. Highlights include two fireplaces, ceramic tile flooring on the main level, 9-foot ceilings, maple cabinetry, a central kitchen island, a walkthrough pantry, and dedicated bonus and laundry rooms on the upper floor. The developed basement offers flexibility, complete with a wet bar and gas fireplace. Ideally located within walking distance to South Health Campus, Auburn Bay Lake, and the Seton shopping district. An exceptional property offering outstanding value.

Built in 2005

## Essential Information

MLS® #	A2213927
Price	\$719,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,913
Acres	0.11
Year Built	2005
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	463 Auburn Bay Heights Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0A5

### Amenities

Amenities	Picnic Area
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Crown Molding, High Ceilings, Kitchen Island, Soaking Tub, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	PropZap 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.