# \$575,000 - 22 Auburn Bay View Se, Calgary

MLS® #A2239289

## \$575,000

4 Bedroom, 3.00 Bathroom, 1,011 sqft Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome to this exceptional 4-bedroom, 3-full-bath bungalow in the desirable lake community of Auburn Bay! Whether you're an investor looking for a high-demand rental or a homeowner seeking a functional and stylish space, this home delivers on every front.

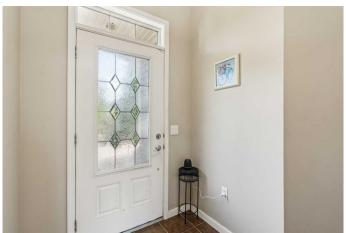
Enjoy soaring vaulted ceilings and an open-concept layout that creates a bright, inviting atmosphere. The spacious living and dining areas flow seamlessly into a well-equipped kitchen, making it perfect for everyday living and entertaining alike.

The main level features two bedrooms, including a primary suite with a full ensuite bath. Downstairs, the fully developed basement offers two additional bedrooms, another full bathroom, and a large rec roomâ€"ideal for hosting, extended family, or rental income opportunities.

Outside, you'II find a maintenance-free backyard, perfect for relaxing without the hassle of upkeep. The oversized, drywalled double garage adds even more value with plenty of room for storage or a workshop. Hot water tank replaced in 2024.

All this, just minutes from Auburn Bay Lake, walking paths, schools, shops, and the South Health Campus. A smart investment in one of Calgary's most vibrant lake communities!







## **Essential Information**

MLS® # A2239289 Price \$575,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,011
Acres 0.06
Year Built 2009

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 22 Auburn Bay View Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 0C8

#### **Amenities**

Amenities Beach Access

Parking Spaces 2

Parking Double Garage Detached, Oversized

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Basement, Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 12th, 2025

Days on Market 48

Zoning R-G

HOA Fees 508

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Complete Realty

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