

# \$569,900 - 133 Auburn Bay View Se, Calgary

MLS® #A2250643

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,352 sqft

Residential on 0.08 Acres

Auburn Bay, Calgary, Alberta

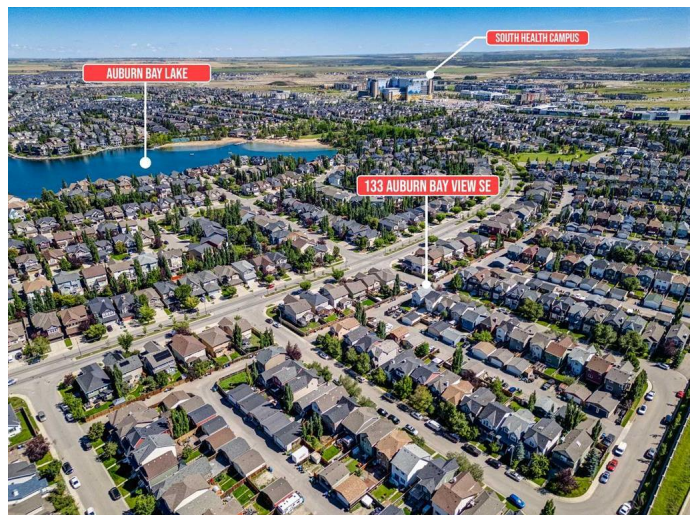
OPEN HOUSE Saturday August 30, 2-4pm  
Price reduced!! Amazing Location !! Short bike ride / 5 minute Walk to the Lake. South Health Campus Hospital is 5 minutes away! Located in a quiet Cul-de-sac with alley access. This IDEAL starter home is searching for new owners!! The welcoming front porch is Rocking chair friendly. Coming in the front door you are greeted by a Bright Open concept main floor with family size dining room, Generous living room and kitchen with a pantry center island and plenty of counter space. plus a powder room at the back entrance. Up the wide staircase crowned by 2 Skylights to the second floor you will find a Large Primary suite with a FULL en-suite and big closet. There are 2 more bedrooms with Jack & Jill full bath, and good size closets. The lower level is fully finished creating a great rec-room with Large egress windows. There is a big storage area and laundry room. The furnace is High-efficiency. The back yard is spacious, fully fenced with plenty of room to add a garage. Shingles are at end of life, seller will have the roof re-shingled prior to possession. Call you favorite realtor today.

Built in 2007

## Essential Information

MLS® # A2250643

Price \$569,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,352       |
| Acres          | 0.08        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 133 Auburn Bay View Se |
| Subdivision | Auburn Bay             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 0C3                |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Picnic Area, Playground |
| Parking Spaces | 3                                                      |
| Parking        | Off Street                                             |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, Recreation Facilities |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Window Coverings            |
| Heating           | Natural Gas, High Efficiency                                                      |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Full                                                                    |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Irregular Lot |
| Roof              | Asphalt Shingle                                 |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 5                 |
| Zoning         | R-G               |
| HOA Fees       | 508               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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