

# \$649,900 - 155 Auburn Bay Heights Se, Calgary

MLS® #A2231195

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,393 sqft

Residential on 0.07 Acres

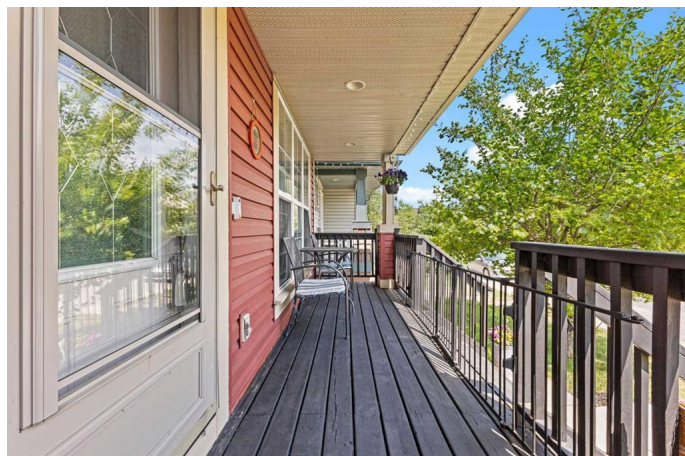
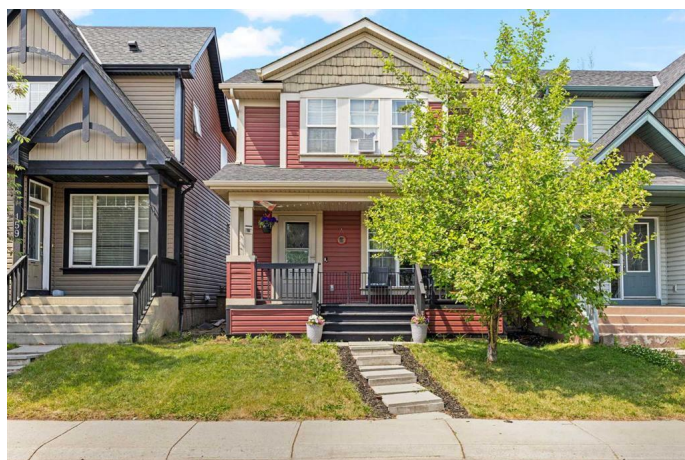
Auburn Bay, Calgary, Alberta

Fabulous convenient location! Just minutes to South Calgary Health Campus, abundant shopping, public transit, excellent schools and many other amenities. Super easy access to major traffic arteries including Deerfoot Trail and Stoney Trail to assist your daily commute. Enjoy year round lake privileges just steps from home in a welcoming neighbourhood! Open the front door and you are greeted by a cozy living room with a 3 sided fireplace to curl up on those chilly nights. Entertainer's kitchen is spacious and functional ideal for hosting family and friends. Upper level has 3 bedrooms and 2 full baths. Primary bedroom is equipped with a large walk-in closet in addition to the ensuite bath. The basement is fully developed with a good size living area as well as a fourth bedroom and it's own full bath! Peaceful and private backyard beautifully maintained for relaxing or entertaining. Fabulous sun exposure...morning sun on the front deck and evening sun in the backyard! Rear deck and newer double garage completes the outdoor amenities!

Built in 2006

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2231195  |
| Price     | \$649,900 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,393       |
| Acres          | 0.07        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 155 Auburn Bay Heights Se |
| Subdivision | Auburn Bay                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 0A7                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Beach Access           |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                         |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Gas                                                                                |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Landscaped |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 1               |
| Zoning         | R-G             |
| HOA Fees       | 509             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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