

# \$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

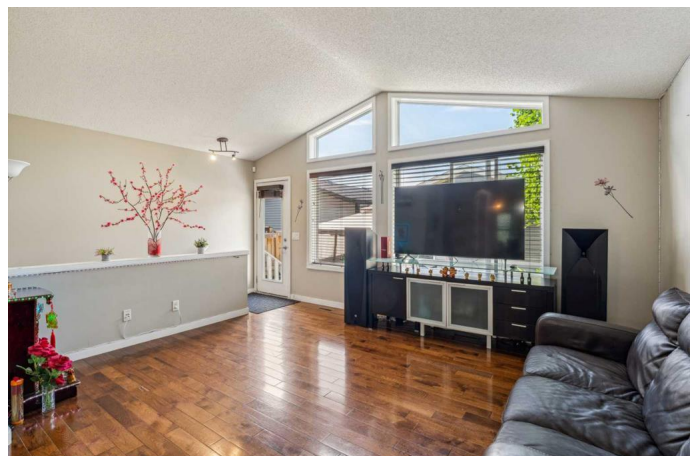
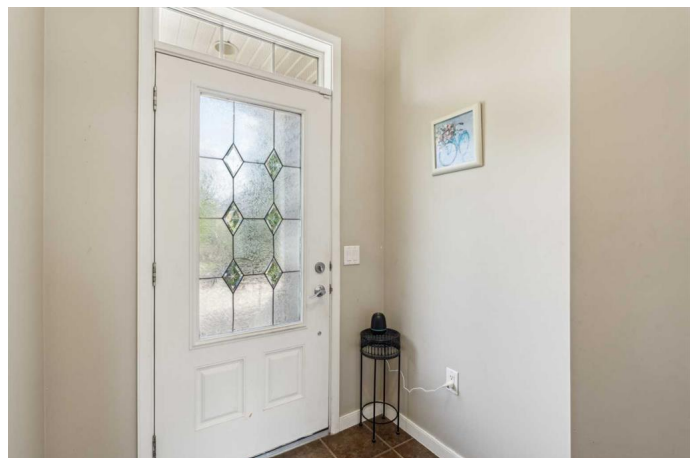
Welcome to this exceptional 4-bedroom, 3-full-bath bungalow in the desirable lake community of Auburn Bay! Whether you're an investor looking for a high-demand rental or a homeowner seeking a functional and stylish space, this home delivers on every front.

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 room—ideal for hosting, extended family, or rental income opportunities.

Outside, you'll 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!



Built in 2009

## 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 | 47              |
| Zoning         | R-G             |
| HOA Fees       | 508             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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