

# \$499,900 - 131 Auburn Bay Boulevard Se, Calgary

MLS® #A2255821

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,125 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Just a short walk from Auburn Bay Lake, this well maintained 3-bedroom semi-detached home offers a thoughtful blend of comfort, functionality, and community living. The main floor is designed with an open, natural flow, featuring hardwood throughout and a bright living room that connects seamlessly to the dining area and kitchen. The kitchen is both stylish and practical, with rich cabinetry and plenty of counter space. Upstairs, the spacious primary bedroom offers a quiet retreat, complete with its own 3-piece ensuite. Two additional bedrooms and a full bathroom complete the level. The basement is framed for a future bedroom, bathroom, and recreation room, giving you a valuable head start on additional living space. Central air conditioning ensures the home stays cool and comfortable through the summer months, while the fireplace in the living room keeps you warm and cozy on those chillier days! Step outside to a sunny south-facing backyard designed for relaxation and gatherings. A large deck sets the stage for barbecues, morning coffee, or evenings with friends, while the yard offers ample space for kids or pets to play. Two rear parking stalls add convenience or space for a future garage. Enjoy the best of lake community living with year-round access to swimming, skating, a clubhouse, and a full calendar of community events. Just steps from parks and schools, and only minutes to shopping, dining, entertainment, the South Health Campus, and the Brookfield YMCA,



everything you need is right at your doorstep. With quick access to both Stoney and Deerfoot Trail, youâ€™ll stay effortlessly connected to the rest of the city while enjoying all the amenities of Auburn Bay. Whether youâ€™re starting out, moving up, or looking to invest, this home combines comfort, flexibility, and an unbeatable location in one of Calgaryâ€™s most desirable lake communities. Donâ€™t miss your chance to call Auburn Bay home!

Built in 2009

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2255821               |
| Price          | \$499,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,125                  |
| Acres          | 0.06                   |
| Year Built     | 2009                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 131 Auburn Bay Boulevard Se |
| Subdivision | Auburn Bay                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 0V3                     |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Beach Access, Playground, Dog Park |
| Parking Spaces | 2                                  |

|         |                         |
|---------|-------------------------|
| Parking | Off Street, Parking Pad |
|---------|-------------------------|

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Vinyl Windows                                                              |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | Central Air                                                                                   |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas, Living Room                                                                              |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Unfinished                                                                              |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Garden                                                     |
| Lot Description   | Back Lane, Back Yard, Close to Clubhouse, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                            |
| Construction      | Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 18                   |
| Zoning         | R-2                  |
| HOA Fees       | 509                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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