

# \$635,000 - 52 Autumn Court Se, Calgary

MLS® #A2259551

**\$635,000**

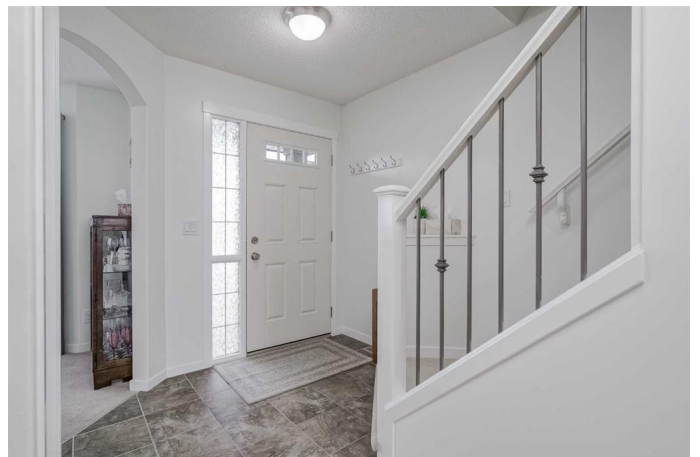
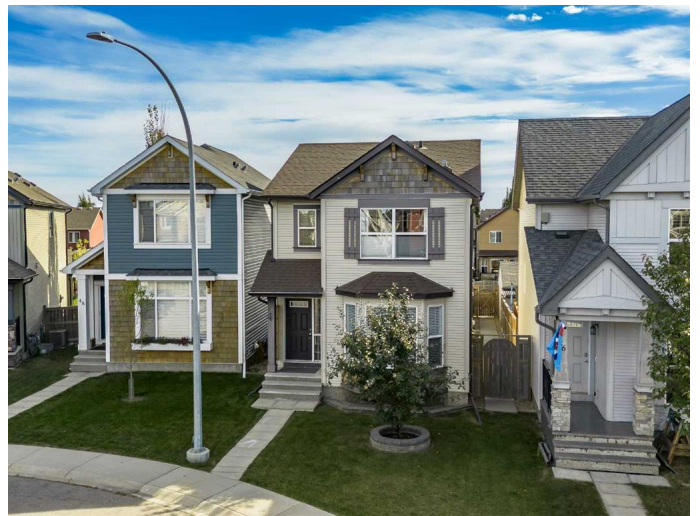
4 Bedroom, 4.00 Bathroom, 1,408 sqft  
Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

Open House Saturday October 18th noon to 2pm. Experience a new standard of living in this meticulously maintained Auburn Bay residence. Perfectly nestled on a friendly cul-de-sac in the heart of Auburn Bay, this property is designed for the demands of modern family life. This bright, welcoming main-floor den offers a flexible space for work or leisure. The sprawling open-concept layout easily accommodates both intimate family meals and grand entertaining, boasting new appliances, updated flooring, and a comprehensive blinds and lighting package. The upstairs is thoughtfully designed for convenience, with a dedicated laundry room. The spacious primary bedroom is a true retreat with a private ensuite and walk-in closet, while two additional bedrooms are connected by a full Jack & Jill bathroom, ensuring efficiency and privacy. The fully finished lower level expands your living options, presenting a large guest bedroom with an adjacent full bathroom and a flexible area ready for a home theatre or children's

playroom. Outside enjoy a well sized back deck and a double garage offers secure parking and extra storage. The sought-after location is just moments from schools and playgrounds, making it an idyllic setting for a growing family. Imagine a

life of unparalleled convenience and



connection in the highly sought-after Auburn Bay with close proximity to a multitude of amenities including lake access and a short drive to both Stoney and Deerfoot trails.

Built in 2010

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259551    |
| Price          | \$635,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,408       |
| Acres          | 0.07        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 52 Autumn Court Se |
| Subdivision | Auburn Bay         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 0P4            |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Clubhouse, Other, Recreation Facilities |
| Parking Spaces | 2                                       |
| Parking        | Double Garage Detached                  |
| # of Garages   | 2                                       |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s) |
|-------------------|-------------------------------------------------------------------------------------------------------|

|              |                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air, Natural Gas                                                                       |
| Cooling      | None                                                                                          |
| Has Basement | Yes                                                                                           |
| Basement     | Finished, Full                                                                                |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | None                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 12                |
| Zoning         | R-G               |
| HOA Fees       | 494               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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