

# \$535,000 - 203 Auburn Bay Heights Se, Calgary

MLS® #A2261097

## \$535,000

4 Bedroom, 3.00 Bathroom, 1,016 sqft

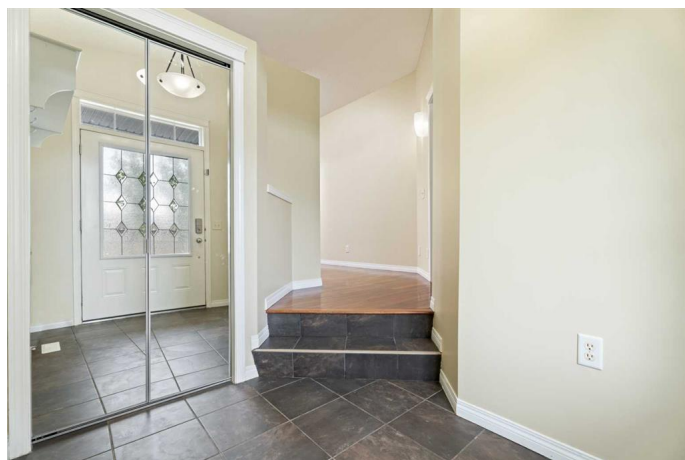
Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

Welcome to 203 Auburn Bay Heights SE, a beautifully maintained bungalow nestled on a quiet street in the highly sought-after lake community of Auburn Bay. Step inside to find a bright and welcoming main floor featuring FRESH PAINT throughout the living room/kitchen area, giving the home a clean and modern feel. The open-concept layout includes vaulted ceilings, large windows for ample natural light, a cute kitchen with plenty of cabinetry and raised breakfast bar, as well as a good size Primary bedroom and 2nd bedroom with main floor bathroom. The fully finished basement offers even more living space, complete with BRAND NEW CARPET, 2 additional bedrooms complete with another 4 piece bathroom and plenty of storage. Outside, the backyard is getting a fresh start with NEW SOD, giving you a lush, green outdoor space to enjoy all summer long. Whether you're relaxing on the LARGE DECK, gardening, or entertaining guests, this yard will soon be the perfect retreat. Enjoy all the benefits of lake living in Auburn Bay, including access to the private lake, parks, walking paths, and close proximity to schools, shopping, restaurants, and the South Health Campus. Don't miss your chance to own this cute, clean bungalow in one of Calgary's most desirable communities!

Built in 2006

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2261097    |
| Price          | \$535,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,016       |
| Acres          | 0.07        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 203 Auburn Bay Heights Se |
| Subdivision | Auburn Bay                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M0A8                    |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Playground |
| Parking Spaces | 2                                         |
| Parking        | Off Street                                |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings        |
| Heating           | Forced Air                                                                                           |
| Cooling           | None                                                                                                 |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full                                                                                       |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Storage             |
| Lot Description   | Back Lane, Lawn, Rectangular Lot, Zero Lot Line |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 24                   |
| Zoning         | R-G                  |
| HOA Fees       | 512                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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