

# \$529,900 - 499 Auburn Bay Avenue Se, Calgary

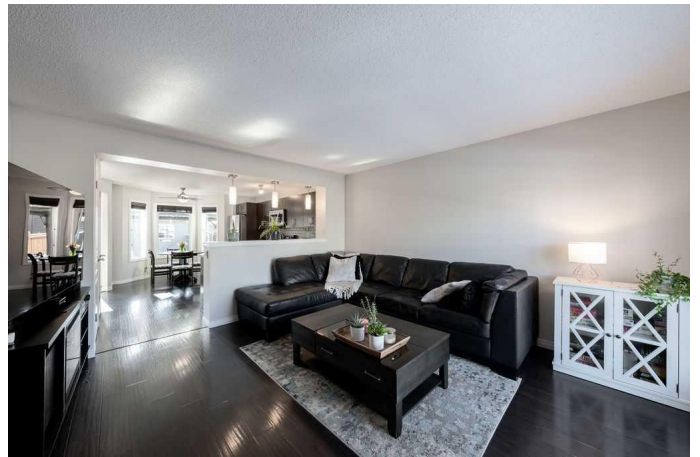
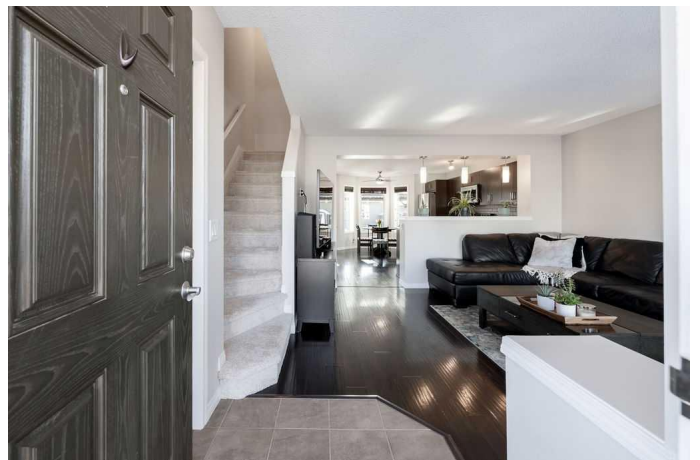
MLS® #A2201504

**\$529,900**

3 Bedroom, 2.00 Bathroom, 1,129 sqft  
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully updated two-storey home in the sought-after lake community of Auburn Bay! This home offers modern comfort, thoughtful upgrades, and a prime location just minutes from Schools, Playgrounds, Shopping, South Health Campus and Auburn Lake. Step into a bright and stylish open-concept main floor with expansive windows creating a warm and inviting atmosphere. With fresh paint and brand-new carpets, this home shines with modern elegance and is 100% move-in ready. The chef's kitchen is designed for both function and flair, featuring newer stainless steel appliances, ample counter and cupboard space, a raised breakfast bar, and a spacious pantry. The dining area, with its charming bay window, offers a picturesque view of the SUNNY SOUTH-FACING BACKYARD; and a seamless transition to outdoor entertaining on the expansive deck. Upstairs, you'll find brand-new carpets along with a spacious 4-piece bathroom. The upper level features a spacious Primary Retreat, complete with a generous walk-in closet. Two additional well-sized bedrooms provide ample space for family or guests, all served by a beautifully designed four-piece bathroom. The unfinished basement is a blank canvas, ready for your vision! With a bathroom rough-in, ample storage, and plenty of space for a home gym, media room, or extra living space; the possibilities are up to your imagination. Outdoor enthusiasts will love the fully fenced and landscaped backyard, complete with new



sod, a large 12' x 10' metal gazebo for summer shade and raspberry bushes; a perfect oasis for summer nights. Plus, enjoy the built-in gas line for BBQs and picturesque string lighting. The oversized 22' x 24' DOUBLE GARAGE boasts an extra-large 8' x 16' overhead door, making it ideal for trucks and extra storage. To top it all off, this home comes with AIR CONDITIONING, keeping you cool and comfortable all summer long - Book your private showing today! Seller Says Buy This House, And We'll Buy Yours\*. Homes For Heroes Program\*. Buy This Home And Receive A Free One Year Blanket Home Warranty\*. (\*Terms and Conditions Apply). Seller Accepts Bitcoin And Other Crypto.

Built in 2013

### Essential Information

MLS® #	A2201504
Price	\$529,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,129
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	499 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 1T1

### **Amenities**

Amenities Beach Access, Park, Playground, Recreation Facilities, Racquet Courts  
Parking Spaces 4  
Parking Double Garage Detached  
# of Garages 2

### **Interior**

Interior Features Built-in Features, Closet Organizers, Laminate Counters, No Smoking Home, Vinyl Windows  
Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Has Basement Yes  
Basement Full, Unfinished

### **Exterior**

Exterior Features Lighting, Private Entrance, Private Yard, Storage  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks, Street Lighting  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 13th, 2025  
Days on Market 1  
Zoning R-G  
HOA Fees 494  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office Greater Property Group

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