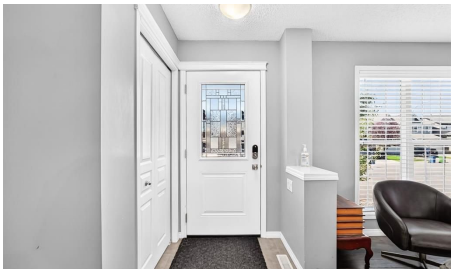
132 Auburn Meadows Boulevard SE

Calgary | Active | MLS® A2346732

$579,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2014**	**1,425.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

WELCOME TO THIS BEAUTIFUL 4 bedroom, 3 1/2 bathroom Duplex with professionally developed basement & heated double car garage nestled in the serene LAKE COMMUNITY OF AUBURN BAY. This home boasts an OPEN CONCEPT DESIGN, perfect for your family's everyday living. The modern finishes of this home will be appreciated from the moment you walk in. The open main level offers brand new laminate flooring throughout with a spacious living room, gourmet kitchen, and a bright dining room. Ceiling height cabinets, newer stainless steel appliances, large centre island, quartz counters and a full wall of additional built in storage make this space beautiful and organized. Upstairs find a peaceful master bedroom flooded with natural light, good sized walk-in closet and a 4-piece ensuite bathroom. 2 additional bedrooms and 2nd full 4 piece bathroom complete the upper floor. The professionally developed basement features brand new carpet and offers a huge living/recreation room, bed room, laundry, and full 4 piece bathroom. Outdoors enjoy the HEATED double car garage, stamped concrete patio, fully fenced yard and matching storage shed. This home comes with all the bells and whistles including Central Air conditioning, a beautiful hot tub, water softener and newer stainless steel appliances. Great location close to all the amenities Auburn Bay has to offer: hospital, shopping, schools, parks and the lake!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346732
Bedrooms	4
Bathrooms	4
Year Built	2014
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,425.3 sq. ft.

Main Level Finished Area:	690.5 sq. ft.
Upper Level Finished Area:	734.8 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	3,401 sq. ft.
Lot Frontage:	44'5"
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2014 (Age: 12)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1311684
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
HOA Fee:	$523.92
City Quadrant:	Southeast
Community:	Auburn Bay
Amenities:	Beach Access, Recreation Facilities
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	Shed, Hot Tub
Restrictions:	None Known
Main Floor	Living Room · 17'1" × 15'10" ·
Main Floor	Kitchen · 12'1" × 11'5" ·
Main Floor	Dining Room · 11'11" × 9'2" ·
2nd Floor	Bedroom - Primary · 15'1" × 11'10" ·
2nd Floor	Bedroom · 10'5" × 8'4" ·
2nd Floor	Bedroom · 10'5" × 8'4" ·
Basement	Game Room · 16'6" × 15'1" ·
Basement	Bedroom · 11'3" × 11' ·

Title to Land:	Fee Simple
Community Features:	Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, See Remarks
Lot Features:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Sep 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/132-auburn-meadows-boulevard-se-calgary-a2346732/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.