217 Auburn Meadows Place SE

Calgary | Active | MLS® A2359538

$579,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2016**	**1,447.24 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Welcome to 217 Auburn Meadows Place SE! SITUATED ON A QUIET CUL-DE-SAC in Auburn Bay, one of Calgary's sought-after lake communities, this turn-key semi-detached/Half duplex home offers an exceptional blend of comfort, functionality, and lifestyle. FRESH PAINT TOUCH-UPS throughout complement the BRIGHT, OPEN-CONCEPT MAIN FLOOR, featuring durable LVP flooring, a convenient half bath, and a STYLISH KITCHEN WITH A CENTRAL ISLAND AND QUARTZ COUNTERTOPS. Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a primary bedroom with a PRIVATE ENSUITE AND WALK-IN CLOSET, along with the convenience of UPPER-FLOOR LAUNDRY. The unfinished basement offers endless potential to create additional living space tailored to your needs, whether a home gym, media room, or recreation area. Enjoy year-round comfort with CENTRAL AIR CONDITIONING, a WATER SOFTENER, and a dedicated DRINKING WATER FILTRATION SYSTEM. Parking is effortless with a SINGLE ATTACHED GARAGE and an extended driveway accommodating up to THREE VEHICLES IN TOTAL. The garage has EPOXY FLOORING, and a BRAND-NEW GARAGE DOOR is ordered to be installed for the buyers. Step outside to the SUNNY SOUTH-FACING BACKYARD, enjoying abundant natural light throughout the year, complete with a GAZEBO, AN EXTENDED TWO-LEVEL DECK, and a backyard SHED FOR ADDITIONAL STORAGE-perfect for entertaining, relaxing, and enjoying the outdoors. Residents enjoy EXCLUSIVE ACCESS TO AUBURN BAY LAKE and its exceptional amenities, with the dog park just steps away and grocery stores, restaurants, shopping, and transit all within walking distance. With several schools right within the community, including Auburn Bay (K-5), Bayside (K-5), Lakeshore (Grades 6-9), Prince of Peace (K-9), and St. Gianna (K-6), Auburn Bay is an ideal family-friendly neighborhood. Convenient access to 52nd Street, Deerfoot Trail, and Stoney Trail makes commuting a breeze, while South Health Campus and Seton YMCA are just minutes away. Experience the best of lake living with everyday conveniences at your doorstep. Call your favourite Realtor today to book your private showing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359538
Bedrooms	3
Bathrooms	3
Year Built	2016
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:	1,447.24 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	3,468 sq. ft.
Lot Frontage:	24'1½"
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2016 (Age: 10)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1413158
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame

Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Other, Upper Level
HOA Fee:	$523.92
City Quadrant:	Southeast
Community:	Auburn Bay
Amenities:	Beach Access, Clubhouse, Racquet Courts, Recreation Facilities
Appliances:	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked, Water Purifier, Window Coverings
Inclusions:	garage remote, smart thermostat
Restrictions:	None Known
Main Floor	Dining Room · 13'6" × 8'7" ·
Main Floor	Kitchen · 13'6" × 10'2" ·
Main Floor	Living Room · 15'2" × 14'6" ·
Upper Level	Bedroom · 12'6" × 9'4" ·
Upper Level	Bedroom · 12'7" × 9'4" ·
Upper Level	Bedroom - Primary · 15'6" × 12'5" ·

Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Other, Playground, Pond, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, See Remarks, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Barbecue, Garden, Other
Patio And Porch Features:	Deck, Other, Patio, See Remarks
Lot Features:	Cul-De-Sac, Garden, Gazebo, Landscaped, Other, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-2M
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/217-auburn-meadows-place-se-calgary-a2359538/

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