338 Auburn Crest Way SE

Calgary | Active | MLS® A2356404

$610,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2015**	**1,340.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

EXCEPTIONAL INVESTMENT OPPORTUNITY IN THE HEART OF AUBURN BAY! Perfectly positioned in the sought-after lake community of Auburn Bay, this property offers a unique combination of comfortable living, income potential and future flexibility. Featuring a functional layout and a fully developed LEGAL suite (basement), this property offers an excellent opportunity for both investors and future homeowners alike.

The main living area offers a welcoming and functional space designed for everyday living, with a layout that makes the most of the home's available space. Upstairs, you'll find comfortable bedroom accommodations and a full bathroom, providing a practical living arrangement for families and tenants alike.

Adding tremendous value and versatility is the fully developed LEGAL suite(basement), complete with an additional bedroom, full bathroom and separate living accommodations. Whether you're looking to expand your investment portfolio or offset homeownership costs with rental income, the secondary suite offers an excellent opportunity.

Even more appealing is the flexibility this property offers. Both the upper living area and basement are currently tenant-occupied, providing an opportunity for investors to continue with the existing rental arrangements and benefit from established tenancies. The current upstairs occupants also operate a legally established home-based dayhome. The tenants would prefer to remain; however, buyers looking for future owner-occupancy may also explore the possibility of vacant possession.

Located in the desirable lake community of Auburn Bay, residents enjoy access to the lake, beaches, parks, pathways and a variety of year-round recreational opportunities. Conveniently situated near schools, shopping, restaurants, transit and South Health Campus, this location offers an excellent balance of lifestyle and everyday convenience.

Whether you're searching for an income-generating investment, a property with a legal mortgage-helper legal suite, or an opportunity with future owner-occupancy potential, this Auburn Bay property offers multiple possibilities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356404
Bedrooms	4
Bathrooms	4
Year Built	2015
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,340.6 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,647 sq. ft.
Lot Frontage:	25'4"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2015 (Age: 11)
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:	1112351
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
HOA Fee:	$523.00
City Quadrant:	Southeast
Community:	Auburn Bay
Amenities:	Clubhouse, Playground
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Entrance · 9'2" × 6'7" ·
Main Floor	Entrance · 3'9" × 3'5" ·
Main Floor	Kitchen With Eating Area · 11'3" × 11'1" ·
Main Floor	Dining Room · 14'1" × 8'7" ·
Main Floor	Living Room · 14'2" × 12'5" ·
2nd Floor	Bedroom · 12'3" × 9'3" ·
2nd Floor	Bedroom · 9'11" × 9'3" ·

2nd Floor	Walk-In Closet · 8' × 3'4" ·
2nd Floor	Bedroom - Primary · 14'3" × 11'4" ·
2nd Floor	Laundry · 4'8" × 3'10" ·
Basement	Bedroom · 10'8" × 10'2" ·
Basement	Furnace/Utility Room · 10'7" × 5'8" ·
Basement	Mud Room · 7'10" × 6'11" ·
Basement	Kitchen · 7'3" × 3'5" ·
Basement	Family Room · 12'5" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Exterior Features:	None
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-1N
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/338-auburn-crest-way-se-calgary-a2356404/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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