36 Auburn Bay Avenue SE

Calgary | Active | MLS® A2345750

$774,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2010**	**2,140.9 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bravo Realty

A closer look

Lake Community Living Steps from School! Welcome to this beautifully maintained single-family home in the prestigious lake community of Auburn Bay. Ideally located just steps from school and offering a perfect blend of comfort, style, and convenience, this home is an excellent choice for families. The main floor features 9-foot ceilings, a spacious den, and a bright, sun-filled living room with large windows and a cozy gas fireplace with mantle. The open-concept kitchen is complete with quartz countertops, stainless steel appliances, and ample cabinetry, flowing seamlessly into the spacious dining area-perfect for family gatherings and entertaining. Hardwood flooring and upgraded carpeting add warmth and elegance throughout the home. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with large windows, a large walk-in closet with its own window, and a luxurious ensuite featuring a separate shower and soaker tub. A large bonus room with plenty of windows provides an ideal space for family movie nights, a home office, or a playroom, and step outside onto the cozy balcony and enjoy the surrounding views. The private backyard is fully fenced and landscaped, offering a great space for children, pets, and outdoor entertaining. Enjoy all that Auburn Bay has to offer, including easy access to the lake, schools, shopping, playgrounds, public transit, and major roadways. This is a wonderful opportunity to own a well-maintained home in one of Calgary's sought-after lake communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345750
Bedrooms	3
Bathrooms	3
Year Built	2010
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	2,140.9 sq. ft.
Main Level Finished Area:	972.4 sq. ft.
Upper Level Finished Area:	1,168.5 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,197 sq. ft.
Lot Frontage:	36'7"
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2010 (Age: 16)
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:	0714651
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
HOA Fee:	$523.92
City Quadrant:	Southeast
Community:	Auburn Bay
Amenities:	Recreation Facilities
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Main Floor	Entrance · 8'8" × 5'5" ·
Main Floor	Dining Room · 12' × 9'7" ·
Main Floor	Living Room · 15'9" × 13'1" ·
Main Floor	Kitchen · 12'3" × 12'1" ·
Main Floor	Pantry · 10'8" × 4'10" ·
Main Floor	Laundry · 8'3" × 8'2" ·
Main Floor	Den · 11' × 8'4" ·
Upper Level	Bonus Room · 17'11" × 13'11" ·

Upper Level	Walk-In Closet · 4'7" × 4'2" ·
Upper Level	Bedroom · 11'5" × 9'2" ·
Upper Level	Bedroom · 12'1" × 9'6" ·
Upper Level	Bedroom - Primary · 14'11" × 12'11" ·
Upper Level	Walk-In Closet · 9'7" × 9'5" ·
Upper Level	Balcony · 6'6" × 5'5" ·
Title to Land:	Fee Simple
Community Features:	Lake, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard, Landscaped, No Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/36-auburn-bay-avenue-se-calgary-a2345750/

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