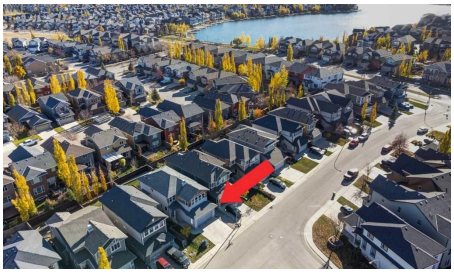
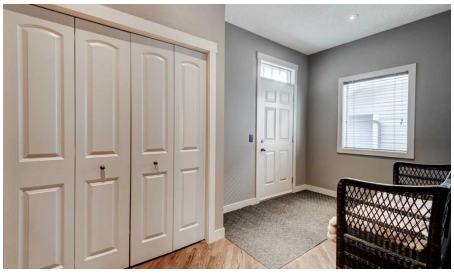
42 Auburn Glen Circle SE

Calgary | Active | MLS® A2354134

$720,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2008**	**2,292 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Have you been dreaming about living on a community with lake access? Look no further. This 2,292 sq ft home is just what you need. Located on a quiet street of Auburn Bay, with quick access to shopping, Deerfoot and Stoney Trail, South Health Campus and YMCA, the this house is the perfect fit for your family. Every room in this house is spacious and inviting. Kitchen has darker cabinets and enough room for all your pots and pans, beautiful countertops , a walk through pantry , big living room and roomy dining area, 1/2 bath and an office with a double sided fireplace. Hardwood throughout main floor . Central AC . Tankless water unit. The laundry room is on this floor too. On the 2nd floor you will find a generous master bedroom, with 5 piece ensuite bath and a walk in closet , plus two other bedrooms and another full bath and a bonus room. The basement has high ceilings and is waiting for you to develop it as you wish. This home has a smart home operating system that let's you shut off all the lights in a house with a press of a button. Call your favorite realtor today, before this house gets sold .

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354134
Bedrooms	3
Bathrooms	3
Year Built	2008
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:	2,292 sq. ft.
Main Level Finished Area:	1,041.3 sq. ft.
Upper Level Finished Area:	1,250.92 sq. ft.

Below Grade Finished Area:	931.1 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,971 sq. ft.
Lot Frontage:	36'
Front Exposure:	West
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2008 (Age: 18)
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:	Central Air
Fireplaces:	1
Fireplace Details:	Double Sided, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$523.92
City Quadrant:	Southeast
Community:	Auburn Bay
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Foyer · 8'2" × 7'5" ·
Main Floor	Office · 9'10" × 9'10" ·
Main Floor	Living Room · 18'4" × 15'9" ·
Main Floor	Dining Room · 11' × 9'10" ·
Main Floor	Kitchen · 12'4" × 11' ·
Main Floor	Laundry · 7' × 5'4" ·
Upper Level	Bedroom · 11'7" × 10'1" ·
Upper Level	Bedroom · 11'7" × 10'1" ·
Upper Level	Bedroom - Primary · 14'11" × 14'6" ·

Upper Level	Walk-In Closet · 8'4" × 7' ·
Upper Level	Family Room · 17' × 14'6" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Schools Nearby, Shopping Nearby
Interior Features:	Ceiling Fan(s)
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-1N
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/42-auburn-glen-circle-se-calgary-a2354134/

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

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