70 Auburn Bay View SE

Calgary | Active | MLS® A2353209

$539,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2007**	**1,466.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Ko Realty Ltd.

A closer look

| CORNER LOT | 3 BEDS | 2.5 BATHS | LAKE COMMUNITY | Welcome to this beautiful 2-storey home situated on a corner lot in the highly sought-after lake community of Auburn Bay! As you step inside, you're greeted by a bright and inviting living area that flows seamlessly into the dining area and kitchen. The kitchen features stainless steel appliances, plenty of cabinet space, and a convenient pantry. A 2-piece bathroom completes the main level. Upstairs, you'll find 3 good-sized bedrooms, including a spacious primary bedroom featuring a walk-in closet and 4-piece ensuite. An additional 4-piece bathroom completes the upper level. The unfinished basement offers endless possibilities for future development to suit your needs. Enjoy living in the desirable community of Auburn Bay, offering year-round lake activities, parks, and scenic walking pathways. Conveniently located close to schools, shopping, restaurants, and other everyday amenities, with easy access to major roadways. Don't miss out on this fantastic opportunity to call Auburn Bay home! Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353209
Bedrooms	3
Bathrooms	3
Year Built	2007
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:	1,466.9 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No

Lot Area:	4,197 sq. ft.
Lot Frontage:	41'10¾"
Front Exposure:	Southeast
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2007 (Age: 19)
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:	0612264
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, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No

Parking:	None, On Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
HOA Fee:	$524.00
City Quadrant:	Southeast
Community:	Auburn Bay
Amenities:	Beach Access
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 12'6" × 6'11" ·
Main Floor	Kitchen · 12'5" × 12'1" ·
Main Floor	Living Room · 14'9" × 12'11" ·
Main Floor	Entrance · 7'3" × 4' ·
Main Floor	Pantry · 3'7" × 3'3" ·
Upper Level	Bedroom · 12'4" × 9'9" ·
Upper Level	Bedroom · 10'6" × 9'1" ·
Upper Level	Bedroom - Primary · 14'7" × 12'11" ·
Upper Level	Walk-In Closet · 5'1" × 5' ·
Basement	Laundry · 40'1" × 16' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Front Porch

Lot Features:	Back Lane, Corner Lot, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-1N
Listed Date:	Oct 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/70-auburn-bay-view-se-calgary-a2353209/

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

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