

# \$549,900 - 133 Auburn Bay View Se, Calgary

MLS® #A2250643

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,352 sqft  
Residential on 0.08 Acres

Auburn Bay, Calgary, Alberta

**\*\*Amazing Location\*\*** Amazing Price!! Short bike ride / 5 minute Walk to the Lake. South Health Campus Hospital is 5 minutes away! Located on a quiet street with alley access. This IDEAL starter home is searching for new owners!! The welcoming front porch is Rocking chair friendly. Coming in the front door you are greeted by a Bright Open concept main floor with family size dining room, Generous living room and kitchen with a pantry center island and plenty of counter space. plus a powder room at the back entrance. Up the wide staircase crowned by 2 Skylights to the second floor you will find a Large Primary suite with a FULL en-suite and big closet. There are 2 more bedrooms with Jack & Jill full bath, and good size closets. The lower level is fully finished creating a great rec-room with Large egress windows. There is a big storage area and laundry room. The furnace is High-efficiency. The back yard is spacious, fully fenced with plenty of room to add a garage. **\*\*Kitchen counters being resurfaced Monday\*\*** Shingles are at end of life, seller will have the roof re-shingled prior to possession. Call you favorite realtor today.

Built in 2007

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2250643  |
| Price  | \$549,900 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,352       |
| Acres          | 0.08        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 133 Auburn Bay View Se |
| Subdivision | Auburn Bay             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 0C3                |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Clubhouse, Park, Picnic Area, Playground, Beach Access |
| Parking Spaces | 3                                                      |
| Parking        | Off Street                                             |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, Recreation Facilities |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Window Coverings            |
| Heating           | Natural Gas, High Efficiency                                                      |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Full                                                                    |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Irregular Lot |
| Roof              | Asphalt Shingle                                 |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 47                |
| Zoning         | R-G               |
| HOA Fees       | 508               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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