

\$549,888 - 24 Auburn Meadows Avenue Se, Calgary

MLS® #A2199061

\$549,888

4 Bedroom, 4.00 Bathroom, 1,270 sqft
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

LOCATION! LOCATION! LOCATION!

Welcome to this beautiful semi detached home in the sought-after lake community of Auburn Bay! Offering the perfect blend of comfort, style, and functionality. with the total finished area of 1,789.2 square feet, this home HAS 4 BEDROOMS which is ideal for families and first-time buyers alike. Step inside to an open-concept main floor, where the spacious living room, dining area, and modern kitchen flow seamlessly together—perfect for entertaining. The kitchen boasts ample cabinetry, sleek countertops, kitchen island, and quality appliances, making meal prep a breeze. A powder room completes the main floor of this gorgeous home. Upstairs, you'll find a full bathroom and three generously sized bedrooms, including a primary suite with a private 4pc bathroom and walk-in closet, offering a relaxing retreat after a long day. The fully finished basement adds even more living space, featuring a fourth bedroom, a full bathroom, and a versatile recreation area, ideal for guests, a home office, or a playroom. Outside, enjoy your deck and private backyard, perfect for summer barbecues. The property features a spacious backyard with back lane access, offering the potential to build a double detached garage to suit your needs. Living in Auburn Bay means year-round lake access, with beaches, parks, playgrounds, and recreation facilities just minutes away. Walking distance to schools, bus stops, shopping, dining, South Health



Campus, and major roadways. Don't miss this opportunity to own in one of Calgary's most family-friendly, amenity-rich communities"schedule your showing today!

Built in 2014

Essential Information

MLS® #	A2199061
Price	\$549,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,270
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	24 Auburn Meadows Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H9

Amenities

Amenities	Park, Playground, Clubhouse
Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	March 5th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.