

# \$525,000 - 131 Auburn Bay Boulevard Se, Calgary

MLS® #A2255821

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,125 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Just a short walk from Auburn Bay Lake, this well maintained 3-bedroom semi-detached home offers a thoughtful blend of comfort, functionality, and community living. The main floor is designed with an open, natural flow, featuring hardwood throughout and a bright living room that connects seamlessly to the dining area and kitchen. The kitchen is both stylish and practical, with rich cabinetry and plenty of counter space. Upstairs, the spacious primary bedroom offers a quiet retreat, complete with its own 3-piece ensuite. Two additional bedrooms and a full bathroom complete the level. The basement is framed for a future bedroom, bathroom, and recreation room, giving you a valuable head start on additional living space. Central air conditioning ensures the home stays cool and comfortable through the summer months, while the fireplace in the living room keeps you warm and cozy on those chillier days! Step outside to a sunny south-facing backyard designed for relaxation and gatherings. A large deck sets the stage for barbecues, morning coffee, or evenings with friends, while the yard offers ample space for kids or pets to play. Two rear parking stalls add convenience or space for a future garage. Enjoy the best of lake community living with year-round access to swimming, skating, a clubhouse, and a full calendar of community events. Just steps from parks and schools, and only minutes to shopping, dining, entertainment, the South Health Campus, and the Brookfield YMCA,



everything you need is right at your doorstep. With quick access to both Stoney and Deerfoot Trail, youâ€™ll stay effortlessly connected to the rest of the city while enjoying all the amenities of Auburn Bay. Whether youâ€™re starting out, moving up, or looking to invest, this home combines comfort, flexibility, and an unbeatable location in one of Calgaryâ€™s most desirable lake communities. Donâ€™t miss your chance to call Auburn Bay home!

Built in 2009

**Essential Information**

MLS® #	A2255821
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,125
Acres	0.06
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	131 Auburn Bay Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0V3

**Amenities**

Amenities	Beach Access, Dog Park, Playground
Parking Spaces	2

Parking	Off Street, Parking Pad
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## Interior

Interior Features	Bathroom Rough-in, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 11th, 2025
Zoning	R-2
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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