

# \$525,000 - 322 Auburn Meadows Boulevard Se, Calgary

MLS® #A2223583

**\$525,000**

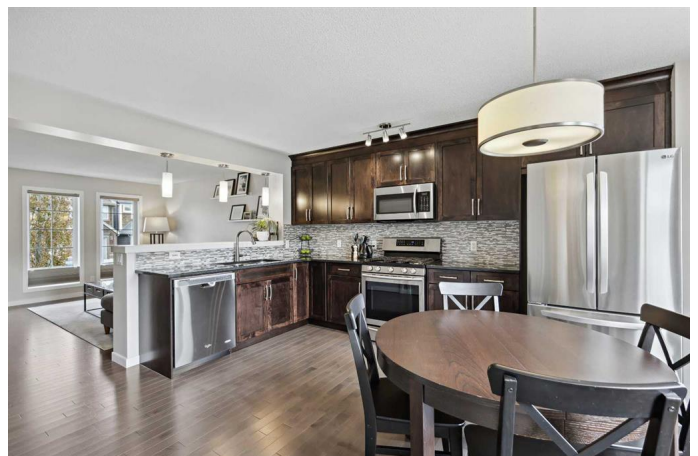
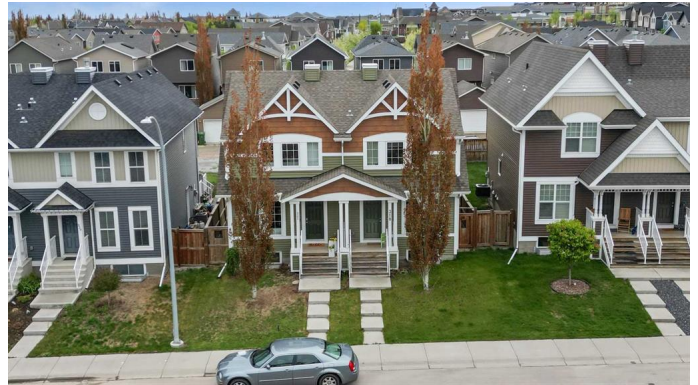
2 Bedroom, 3.00 Bathroom, 1,138 sqft  
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Looking to live in a Lake Community? This is your opportunity! This modern 1137+ square foot Air-Conditioned home is situated steps from the schools, lake, clubhouse, transit, ponds, shopping, dog park, and pathways! **\*\*NO CONDO FEES\*\*** Rear parking for two cars \*\* Very clean and well looked after by the original owner. Plus! A "CHEF'S" kitchen featuring UPGRADED Stainless Steel appliances (gas stove), granite counter tops, full height back-splash tiles, and stainless steel under mount sink. The very modern layout features upgraded hardwood flooring on the main level. The living room, dining room & 2 pc bath complete the main floor design. Upstairs features Dual primary bedrooms with each offering walk-in closets & full four-piece ensuite bathrooms. The private east-facing fenced back yard is an oasis with year-round entertaining in mind, and provides a 17 x 15 wood deck with a concrete walkway to the shed and parking stalls (electric power to the stalls). The front covered entry completes this home & offers the perfect space for your guests' arrival. Upgrades include a high-efficiency furnace, AC, water softener, neutral modern interior color, and finishing palette. Move in this Summer!! Check out this home and call your friendly REALTOR(R) today.

Built in 2015

## Essential Information



MLS® #	A2223583
Price	\$525,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,138
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	322 Auburn Meadows Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E5

### Amenities

Amenities	Playground, Picnic Area
Parking Spaces	2
Parking	Stall, Side By Side

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Rain Gutters
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Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot, Yard Lights
Roof	Asphalt Shingle
Construction	Shingle Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	2
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jayman Realty Inc.
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