

# \$698,400 - 235 Auburn Bay Heights Se, Calgary

MLS® #A2231001

**\$698,400**

4 Bedroom, 4.00 Bathroom, 1,545 sqft  
Residential on 0.07 Acres

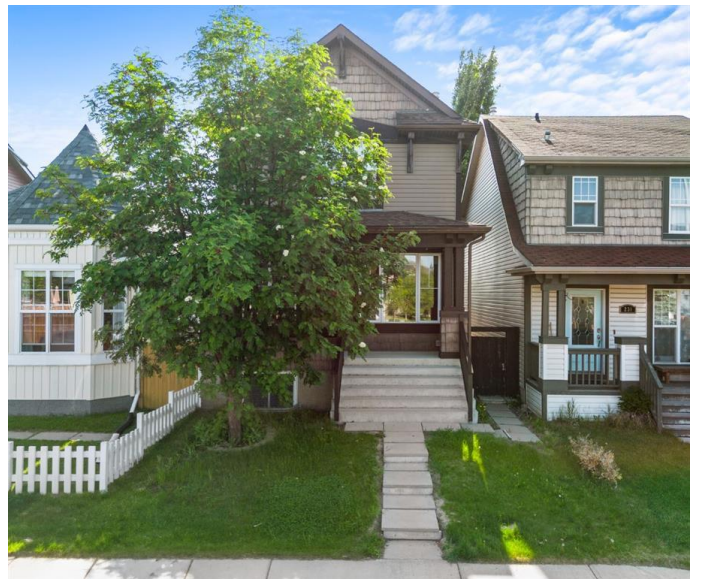
Auburn Bay, Calgary, Alberta

Welcome to one of Calgary's most sought-after communities, Auburn Bay where lake living meets everyday convenience. This beautifully maintained 4-bedroom, 3.5-bathroom detached home offers over 2,190 sq ft of developed space, perfect for families looking to blend comfort with a vibrant, amenity-rich lifestyle.

Imagine spending weekends at the private community lake, swimming, paddleboarding, or relaxing at the beach all just a short walk from your front door. Located in the heart of Auburn Bay, this home puts you minutes from Calgary's largest YMCA, South Health Campus, Seton Urban District, top schools, parks, and a growing list of shops, restaurants, and recreation options. Whether it's movie nights at the VIP Cineplex or walks along the lake, every day here feels like a staycation.

Inside, you'll find a spacious and functional layout. The main level features rich hardwood flooring, a bright open-concept kitchen with stainless steel appliances, a slide-in range, built-in microwave, and plenty of counter space to cook, gather, and entertain. The adjoining dining room and living area complete with a cozy corner gas fireplace create a warm and inviting atmosphere for family and friends.

Upstairs, a dramatic skylight fills the hallway



with natural light. The primary bedroom features mirrored closets and a private ensuite, while two additional bedrooms offer sweeping mountain views. A fully finished basement adds even more flexibility with a rec room, guest bedroom, and full bathroom – ideal for play, work, or visiting family.

Outside, enjoy a two-level deck and low-maintenance landscaping perfect for summer barbecues or quiet evenings under the stars. The detached garage offers year-round convenience – no more scraping windshields in winter.

Whether you're upsizing, relocating, or looking for a home in a community where connection and lifestyle matter, this property delivers on all fronts.

Come see what lake living is all about. Book your private tour today.

Built in 2006

**Essential Information**

MLS® #	A2231001
Price	\$698,400
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,545
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	235 Auburn Bay Heights Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0A8

### **Amenities**

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Other
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	21
Zoning	R-1N
HOA Fees	475
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

eXp Realty

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