

# **\$629,900 - 471 Auburn Bay Avenue Se, Calgary**

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MLS® #A2163502

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,442 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to the ideal and wonderful location into the gateway of Auburn Bay!! This immaculately maintained home is situated so close to parks, schools, walking trails, and so many amenities, you almost do not need a vehicle! Auburn Station is steps around the corner and you are a short walk to a variety shops and restaurants in Mahogany Bay. Located on an oversized lot for the street with a CONVENIENT SIDE ENTRY you are invited in to explore this wonderful 2 storey home with corner lot treatment boasting a surplus of windows that invite an abundance of natural light into the home along with nature as there are no homes to one side. Enjoy the larger yard, mature trees and fenced in back yard as you step into the thoughtfully designed floor plan that invites you into the large living room that seamlessly transitions in the bright and beautiful kitchen area with spacious dining area. Sleek stainless steel appliances include an upgraded GAS STOVE, quartz counter tops with flush centre island, full tile back splash, corner pantry and glass sliding French doors that lead out to your generous back yard with stone patio. The side entry offers a third entry for a variety of means and leads directly down to the lower area where your fantastic design ideas await you! The upper level features three sizeable bedrooms with the generous Primary Suite boasting a lovely 4 piece en suite including an over sized soaker tub and stand alone shower with tile surround along with a good sized walk-in closet. A full



bath for friends and family complete this level.  
Step outside to enjoy the back yard while  
being able to park your vehicles in the  
DOUBLE DETACHED OVER SIZED garage.  
Discover this great home in a great  
neighbourhood centrally located to so many  
things. South health Campus in the Seton  
Urban District with various restaurants, YMCA,  
Cineplex and quick access to 52nd Street,  
Stony Trail and Deer Foot; or pop out to the  
ring road and head to the Mountains! Discover  
471 Auburn Bay Avenue SE today!!

Built in 2013

### **Essential Information**

MLS® #	A2163502
Price	\$629,900
Sold Price	\$605,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	471 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2T9

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Faces Rear, On Street, Over

471 AUBURN BAY AVENUE SE  
 RECAMEASUREMENT STANDARD - CALGARY, AB  
 MAIN LEVEL (AG) - 704.58 Sq Ft. / 65.46 m²  
 UPPER LEVEL (AG) - 737.29 Sq Ft. / 68.49 m²  
 TOTAL ABOVE GRADE RMS SIZE - 1441.87 Sq Ft. / 133.95 m²  
 UNDEVELOPED BASEMENT (BG) - 704.58 Sq Ft. / 65.46 m²  
 TOTAL AG/BG AREA - 2146.45 Sq Ft. / 199.41 m²



### Interior

Interior Features	Kitchen Island, Open Floorpla
Appliances	Dishwasher, Dryer, Garage C Window Coverings, Gas Stov
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Corne
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 7th, 2024
Date Sold	October 10th, 2024
Days on Market	33
Zoning	R-2
HOA Fees	493.85
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Jayman Realty Inc.
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