

\$599,999 - 345 Auburn Crest Way Se, Calgary

MLS® #A2206463

\$599,999

3 Bedroom, 3.00 Bathroom, 1,332 sqft
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Discover this ideal two-story home designed for both family living and investment potential. Situated on a charming corner lot, this property features a separate side entrance, offering the opportunity to create a legal suite in the basement – perfect for generating rental income or accommodating extended family. As you approach, you'll be greeted by a welcoming front porch that invites you to relax and unwind. Inside, you'll find over 1,300 ft² of living space, featuring 3 comfortable bedrooms and 2.5 baths, ensuring plenty of room for everyone.

The west-facing backyard is drenched in sunshine, creating a bright and inviting outdoor space for gatherings, gardening, or simply enjoying the peaceful surroundings. The property is conveniently located within walking distance to South Health Campus, Lake Access, Bayside School, and Jonah Cardinal Schubert High School, making it an excellent choice for families.

Enjoy the perks of community living with nearby playgrounds, dog parks, and quick access to major highways for easy commuting. The unfinished basement is a blank canvas, awaiting your creative ideas to maximize its potential.

Whether you're a young family looking for a nurturing environment or an investor seeking a versatile property with in-law suite possibilities, this home in the desirable Auburn Bay community is an opportunity not to be missed!



Built in 2013

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206463 |
| Price | \$599,999 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,332 |
| Acres | 0.06 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 345 Auburn Crest Way Se |
| Subdivision | Auburn Bay |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 1R1 |

Amenities

| | |
|----------------|--|
| Amenities | Beach Access |
| Parking Spaces | 2 |
| Parking | Alley Access, Parking Pad, Gravel Driveway |

Interior

| | |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Breakfast Bar, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden |
| Lot Description | Back Lane, Cleared, Corner Lot, Few Trees, Front Yard, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Asphalt, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 5 |
| Zoning | R-G |
| HOA Fees | 494 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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