

# \$668,900 - 235 Auburn Bay Heights Se, Calgary

MLS® #A2231001

**\$668,900**

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

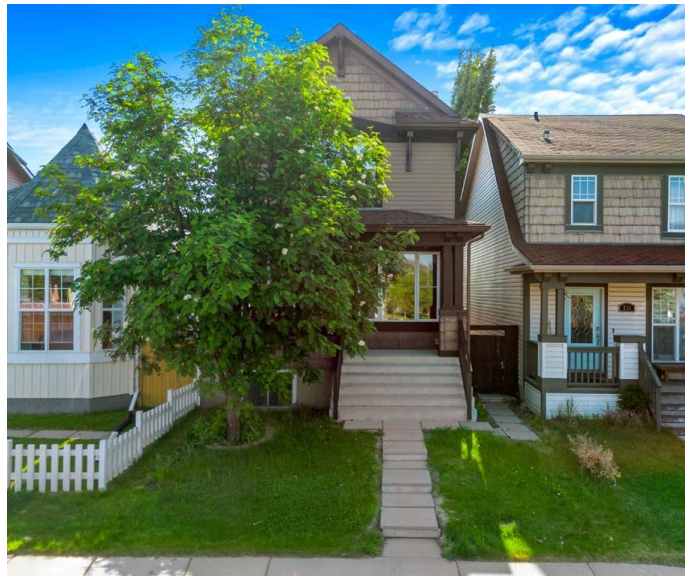
Auburn Bay, Calgary, Alberta

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          | \$668,900   |
| 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 Detached |
| # 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 | 110             |
| Zoning         | R-1N            |
| HOA Fees       | 475             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

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