

# \$549,900 - 133 Auburn Bay View Se, Calgary

MLS® #A2263297

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,352 sqft

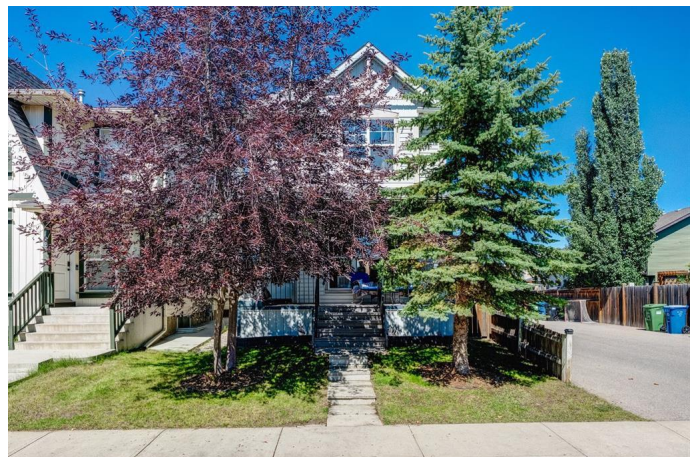
Residential on 0.08 Acres

Auburn Bay, Calgary, Alberta

Open House Sunday October 26 2-4pm\*\* This could be your home for Christmas\*\* Welcome to 133 Auburn Bay View SE a stylish and well-maintained 3 bedroom, 2.5 bathroom home offering over 1,300 sq. ft. of comfortable living space in one of Calgary's most loved lake communities. The bright, open concept main floor features a welcoming foyer, spacious kitchen with island and pantry, dining and living area that flow together beautifully. A two piece bath adds every day convenience. Upstairs, you'll find a large primary suite complete with a walk in closet and full ensuite bathroom, along with two additional bedrooms connected by a Jack & Jill bathroom. The finished lower level adds versatility with generous windows that fill the space with natural light, ideal for family gatherings, home office, or gym. Step outside to a fully fenced yard with a patio and easy alley access if you wish to add a garage in the future. 2025 updates include DecoraStone kitchen counters, Fridge, Stove & Dishwasher, Kitchen sink and SHINGLES.

Auburn Bay offers a true sense of community, complete with lake access, walking paths, and nearby amenities. You're just minutes from the South Health Campus Hospital and Seton Urban District, offering shops, dining, and essential services right at your doorstep. With thoughtful design and a fantastic location, this home delivers style, comfort and value.Â

Built in 2007



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263297    |
| Price          | \$549,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,352       |
| Acres          | 0.08        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 133 Auburn Bay View Se |
| Subdivision | Auburn Bay             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 0C3                |

## Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Picnic Area, Playground |
| Parking Spaces | 3                                                      |
| Parking        | Off Street                                             |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Recreation Facilities        |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | High Efficiency, Natural Gas                                                          |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Full                                                                                  |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Irregular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 24                 |
| Zoning         | R-G                |
| HOA Fees       | 508                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.