

\$525,000 - 322 Auburn Meadows Boulevard Se, Calgary

MLS® #A2223583

\$525,000

2 Bedroom, 3.00 Bathroom, 1,138 sqft

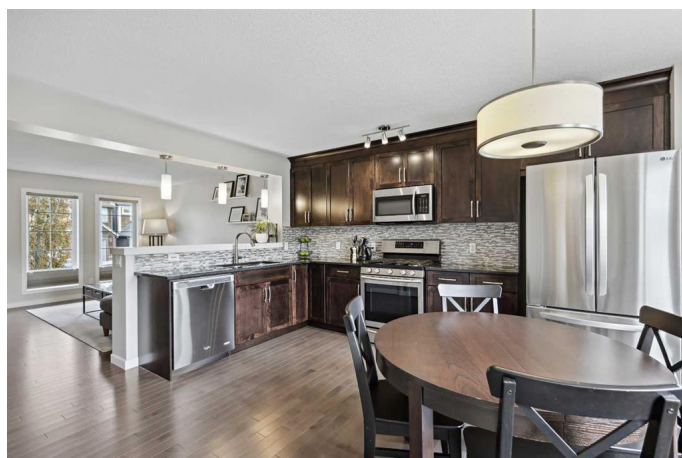
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Looking to live in a Lake Community? This is your opportunity! This modern 1137+ square foot Air-Conditioned home is situated steps from the schools, lake, clubhouse, transit, ponds, shopping, dog park, and pathways! ****NO CONDO FEES**** Rear parking for two cars ****** Very clean and well looked after by the original owner. Plus! A "CHEF'S" kitchen featuring UPGRADED Stainless Steel appliances (gas stove), granite counter tops, full height back-splash tiles, and stainless steel under mount sink. The very modern layout features upgraded hardwood flooring on the main level. The living room, dining room & 2 pc bath complete the main floor design. Upstairs features Dual primary bedrooms with each offering walk-in closets & full four-piece ensuite bathrooms. The private east-facing fenced back yard is an oasis with year-round entertaining in mind, and provides a 17 x 15 wood deck with a concrete walkway to the shed and parking stalls (electric power to the stalls). The front covered entry completes this home & offers the perfect space for your guests' arrival. Upgrades include a high-efficiency furnace, AC, water softener, neutral modern interior color, and finishing palette. Move in this Summer!! Check out this home and call your friendly REALTOR(R) today.

Built in 2015

Essential Information



MLS® #	A2223583
Price	\$525,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,138
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	322 Auburn Meadows Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E5

Amenities

Amenities	Playground, Picnic Area
Parking Spaces	2
Parking	Stall, Side By Side

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Rain Gutters
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Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot, Yard Lights
Roof	Asphalt Shingle
Construction	Shingle Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	11
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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