

\$565,000 - 601 Auburn Bay Avenue Se, Calgary

MLS® #A2224847

\$565,000

3 Bedroom, 4.00 Bathroom, 1,139 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

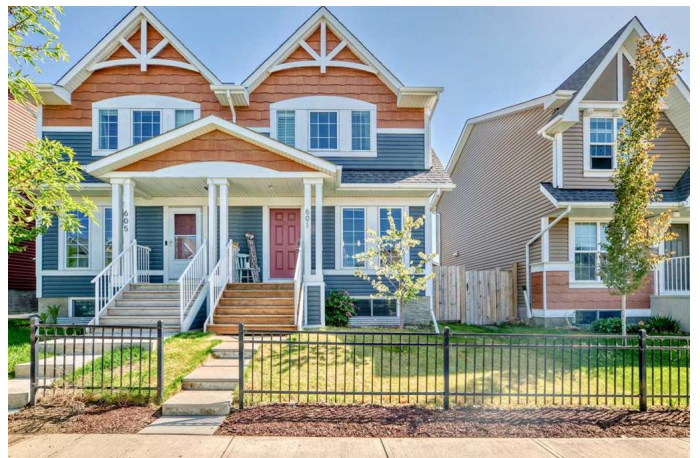
Live the Lake Lifestyle Year-Round in Auburn Bay!

Immaculate and move-in ready, this beautifully maintained 3-bedroom home offers the perfect blend of modern comfort, family-friendly design, and lake community living in the heart of Auburn Bay—Calgary's premier four-season lake community.

With over 1,599 sq ft of total developed living space, this home includes a fully finished basement featuring a spacious family room, a 4-piece bathroom, a flexible multi-purpose room, and dedicated laundry area. The main floor impresses with 9 ft ceilings, large windows that bathe the space in natural light, and new window blinds for added style and comfort.

Step into the welcoming front living room, complete with a cozy gas fireplace, and enjoy meals in the bright dining nook, elegantly framed by a charming bay window. The kitchen is a chef's delight, showcasing extended-height rich wood cabinetry, granite countertops, stainless steel appliances, a new dishwasher, and a stylish tile backsplash.

Upstairs, you'll find three generously sized bedrooms, including a comfortable primary suite with its own ensuite, along with a second 4-piece bathroom for family or guests.



Step outside to the sun-soaked, south-facing backyard, your private oasis for summer gatherings. It features a large wood patio, privacy fencing, and a lovingly landscaped yard with perennials and produce plants—including raspberries and cherries. Enjoy the convenience of an oversized double detached garage, which is fully insulated and upgraded with a 50 amp circuit—perfect for electric vehicle charging. There’s also ample street parking and a very private backyard retreat.

As an Auburn Bay resident, you’ll enjoy exclusive year-round access to the 43-acre lake, 13-acre park, sandy beach, fishing and boating, tennis and pickleball courts, gym, beach volleyball, outdoor skating rinks, toboggan hill, splash park, picnic shelters, and more—everything you need to live the active lifestyle you’ve always wanted.

This is more than just a home—it’s your entry into a vibrant, lakeside community where every season brings new ways to connect, unwind, and thrive.

Built in 2013

Essential Information

MLS® #	A2224847
Price	\$565,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,139
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Semi Detached

Style	2 Storey, Side by Side
Status	Active

Community Information

Address	601 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M3

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2025
Days on Market	4

Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp 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.