

# \$519,900 - 121 Auburn Meadows View Se, Calgary

MLS® #A2254415

**\$519,900**

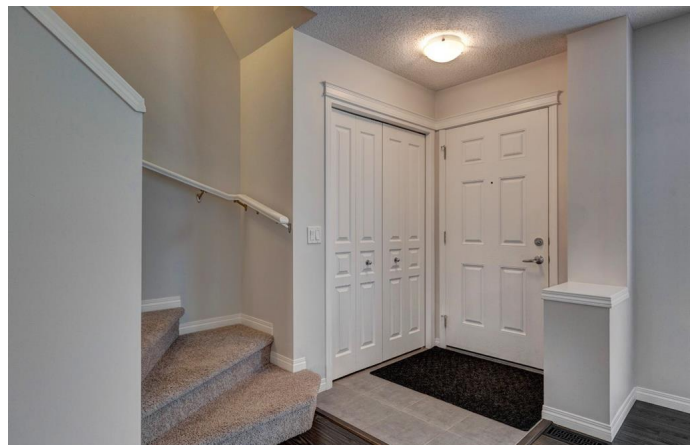
3 Bedroom, 3.00 Bathroom, 1,143 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Located in the amenity-rich lake community of Auburn Bay, this semi-detached home offers strong value, with a thoughtful layout across two levels, and a heated double detached garage. The upper level features three well-proportioned bedrooms, including a primary bedroom with a walk-in closet and a 3-pc en-suite, as well as a full 4-pc bathroom. The main level offers an efficient open-concept layout with a front living room, central dining area, and rear kitchen equipped with granite countertops and a large peninsula counter – ideal for day-to-day functionality. The rear entry leads to a west-facing backyard and large 21'x21' garage. There is room to add a personal touch, and extra value, through an unfinished basement. Situated just steps from multiple parks, schools, and pathways, and within walking distance to Auburn Station's shopping and the shopping corridor down 52nd St, groceries, and dining, this home is close to it all. Transit access, the South Health Campus, and Seton Urban District are also nearby, making this home an excellent option in one of Calgary's most complete southeast neighbourhoods. Auburn Bay is one of Calgary's most popular lake communities, and features one of the best-run community associations in the City. Call for a private viewing, and an opportunity to explore living in a neighbourhood that offers 4 seasons of outdoor activity options.

Built in 2014



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2254415               |
| Price          | \$519,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,143                  |
| Acres          | 0.06                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 121 Auburn Meadows View Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 2E1                    |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | None                                  |
| Parking Spaces | 2                                     |
| Parking        | Double Garage Detached, Heated Garage |
| # of Garages   | 2                                     |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Storage                                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Unfinished                                                                                                 |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 12                  |
| Zoning         | R-G                 |
| HOA Fees       | 494                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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