

# \$599,999 - 345 Auburn Crest Way Se, Calgary

MLS® #A2206463

**\$599,999**

3 Bedroom, 3.00 Bathroom, 1,332 sqft  
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Discover this ideal two-story home designed for both family living and investment potential. Situated on a charming corner lot, this property features a separate side entrance, offering the opportunity to create a legal suite in the basement – perfect for generating rental income or accommodating extended family. As you approach, you'll be greeted by a welcoming front porch that invites you to relax and unwind. Inside, you'll find over 1,300 ft<sup>2</sup> of living space, featuring 3 comfortable bedrooms and 2.5 baths, ensuring plenty of room for everyone.

The west-facing backyard is drenched in sunshine, creating a bright and inviting outdoor space for gatherings, gardening, or simply enjoying the peaceful surroundings. The property is conveniently located within walking distance to South Health Campus, Lake Access, Bayside School, and Jonah Cardinal Schubert High School, making it an excellent choice for families.

Enjoy the perks of community living with nearby playgrounds, dog parks, and quick access to major highways for easy commuting. The unfinished basement is a blank canvas, awaiting your creative ideas to maximize its potential.

Whether you're a young family looking for a nurturing environment or an investor seeking a versatile property with in-law suite possibilities, this home in the desirable Auburn Bay community is an opportunity not to be missed!



Built in 2013

## Essential Information

MLS® #	A2206463
Price	\$599,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,332
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	345 Auburn Crest Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1R1

## Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Alley Access, Gravel Driveway, Parking Pad

## Interior

Interior Features	Breakfast Bar, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Corner Lot, Few Trees, Front Yard, No Neighbours Behind, Cleared
Roof	Asphalt Shingle
Construction	Asphalt, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	494
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bravo Realty
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