

# \$719,900 - 463 Auburn Bay Heights Se, Calgary

MLS® #A2213927

## \$719,900

3 Bedroom, 4.00 Bathroom, 1,913 sqft  
Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

**\*\*OPEN HOUSE ON SATURDAY MAY 10, 12PM-3PM MST\*\*** Immaculately maintained 2-storey residence in Auburn Bay featuring over 3 bedrooms, 3.5 bathrooms, and a spacious bonus room, complemented by a fully finished basement. Highlights include two fireplaces, ceramic tile flooring on the main level, 9-foot ceilings, maple cabinetry, a central kitchen island, a walkthrough pantry, and dedicated bonus and laundry rooms on the upper floor. The developed basement offers flexibility, complete with a wet bar and gas fireplace. Ideally located within walking distance to South Health Campus, Auburn Bay Lake, and the Seton shopping district. An exceptional property offering outstanding value.

Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213927    |
| Price          | \$719,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,913       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 463 Auburn Bay Heights Se |
| Subdivision | Auburn Bay                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 0A5                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Picnic Area            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Crown Molding, High Ceilings, Kitchen Island, Soaking Tub, Wet Bar                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Central, Natural Gas                                                                                          |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 2                                                                                                             |
| Fireplaces        | Basement, Gas, Living Room, Tile                                                                              |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 12               |
| Zoning         | R-G              |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | PropZap Realty |
|----------------|----------------|

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