$539,900 - 92 Auburn Meadows Boulevard Se, Calgary

MLS® #A2255804

$539,900
3 Bedroom, 4.00 Bathroom, 1,154 sqft
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome to this fully developed duplex in the highly desirable lake community of Auburn Bay. Ideally located directly across from Prince of Peace Elementary School, this home offers a perfect blend of comfort, convenience, and community living.

The main floor features a bright and functional layout with a spacious kitchen complete with granite countertops and ample cabinet space. A cozy gas fireplace creates a warm focal point in the living area, ideal for relaxing or entertaining.

Upstairs, youâ€™ll find three bedrooms and two full bathrooms, including a primary suite with ensuite.

The fully finished basement adds even more living space with a large recreation area, full bathroom, and plenty of storage.

Additional features include a double detached garage, central air conditioning, new blinds throughout, a water softener and filtration system, and a fully-fenced sunny backyard for outdoor enjoyment.

Enjoy year-round access to Auburn Bay Lake, along with nearby parks, walking paths, shopping, South Health Campus, and easy transit options.

This is a great opportunity to own in one of

Calgaryâ€™s most popular family communities. Book your showing today.

Built in 2014

Essential Information

MLS® #	A2255804
Price	$539,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,154
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	92 Auburn Meadows Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E1

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, Pantry, Storage, Vinyl Windows, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	508
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

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