



**GRASSROOTS**  
REALTY GROUP

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**183 Auburn Bay Heights SE**  
**Calgary, Alberta**

**MLS # A2230035**



**\$639,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Auburn Bay   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,010 sq.ft.   | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Low Maintenance Landscape, No Neighbours Behind, |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s) |                   |     |

**Inclusions:** na

More than just a bungalow: this is a design-savvy investment in lifestyle, location, and long-term potential. Tucked onto an oversized pie lot in the heart of Auburn Bay, just a 5-minute stroll to the lake, this home offers rare versatility with a City of Calgary approved legal basement suite. Live here. Rent it. Airbnb it. Hold long term. Upsize. Downsize. Reimagine. The choice is yours, my friends. Upstairs, you'll find vaulted ceilings, an updated open-concept kitchen, central A/C, and two sunny bedrooms—including a primary with 4-piece ensuite. Downstairs, the legal suite is beautifully self-contained with a full kitchen (yes, there's a dishwasher!), in-suite laundry, two bedrooms and a bathroom. Separate entrance. Egress windows. Fully compliant and ready to perform—whether as a rental, guest space, or multi-gen living solution. Outside the yard is a dream: west exposure, glass-railed deck, insulated oversized double garage, and space for RV/boat parking, gardening, or your next creative outdoor vision. Bonus points for the 2022 roof & mechanicals, income that makes sense in any market, and a vibe that's pure opportunity. Proof that you really can have it all—location, flexibility, and a little extra sparkle.