



GRASSROOTS
REALTY GROUP

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100 Auburn Bay Street SE
Calgary, Alberta

MLS # A2241522



\$499,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,145 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Interior Lot, Landscaped, Lawn, Many Trees,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: n/a

Welcome to this beautifully designed 2-bedroom, 2.5-bathroom home located in the sought-after lake community of Auburn Bay—just minutes from South Health Campus, Seton Urban District, and endless amenities. With NO CONDO FEES, this property offers the perfect blend of freedom, comfort, and modern convenience. Step inside to a bright and inviting open-concept main floor featuring a spacious living area, a contemporary kitchen with ample cabinetry, and a dining space perfect for entertaining. Upstairs, you’ll find two generously sized bedrooms, each with its own private ensuite, ideal for families, roommates, guests, or a home office setup. Enjoy summer days on your private front porch or host BBQs in your fully fenced backyard with rear parking pad—offering space for future garage development. Additionally, this home offers lake access, giving you year-round recreation just steps from home. Perfectly located near schools, parks, shopping, restaurants, public transit, and major roadways, this home offers incredible value in one of Calgary’s most vibrant communities. Don’t miss your chance to own in Auburn Bay with no condo fees! Book your private showing today.