



GRASSROOTS
REALTY GROUP

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366 Auburn Bay Avenue SE
Calgary, Alberta

MLS # A2281637



\$579,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,411 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level		

Heating:	Central, High Efficiency, Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Post & Beam, Vinyl Siding, Wood Fram	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: Basement Refrigerator, Basement Electric Range, Basement Dishwasher, Basement Side by Side Washer / Dryer, Basement Microwave Hood Fan.

Welcome to Auburn Bay! Modern lake-community living meets smart investment value in this beautifully designed duplex with a fully developed illegal basement suite, located in one of Southeast Calgary's most sought-after lake communities. Ideal for investors, or multi-generational families, this property offers exceptional flexibility. The two-story main residence is 1411 sqft and features three spacious bedrooms and 2.5 bathrooms, showcasing a contemporary open-concept layout with a bright living area, functional kitchen, and thoughtful finishes throughout. Designed for modern family living, the upper level provides comfort, privacy, and excellent flow for daily life. The fully developed basement illegal suite is 546 sqft and is complete with its own full kitchen, bedroom, bathroom, and offers a nice investment opportunity to help achieve certain goals or serve as a private space for extended family. A rare and valuable addition, this suite significantly enhances both investment opportunities and resale appeal. Outside, enjoy the convenience of a detached garage, deck, fenced yard, and additional storage. As well has easy access to nearby pathways and schools. Lake access elevates the lifestyle value — perfect for summer activities, family time, and year-round community enjoyment. Situated next to Price of Peace School, minutes from other schools, shopping, transit, and major roadways, this property checks every box for tenants, owners, and future buyers alike. Both tenants will be out March 1, 2026. Connect with your favorite realtor to book your viewing today!