

# **\$550,000 - 59 Auburn Meadows Heath Se, Calgary**

MLS® #A2237841

**\$550,000**

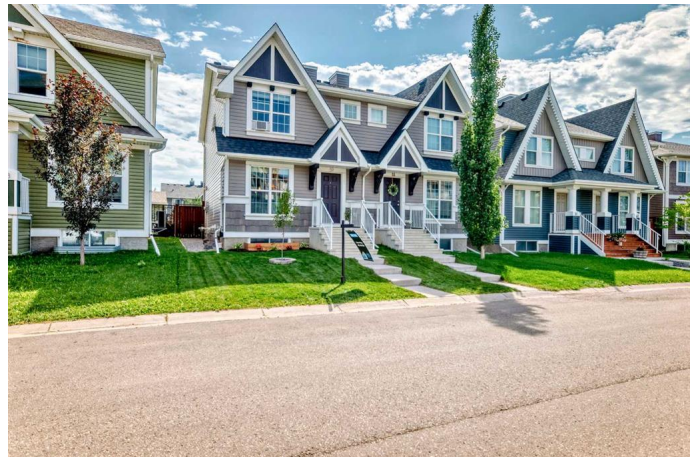
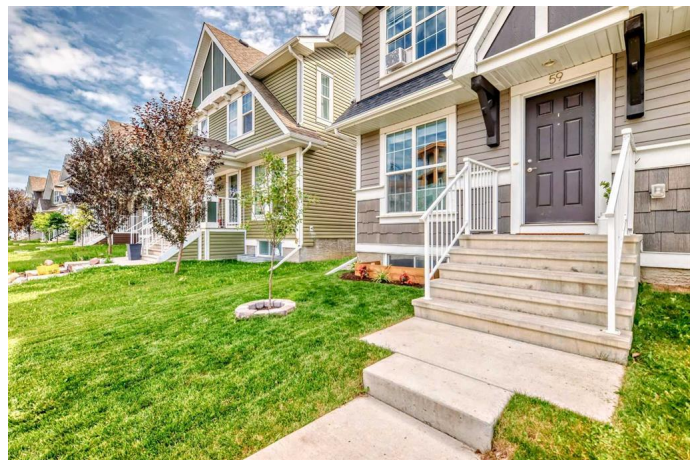
3 Bedroom, 3.00 Bathroom, 1,272 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome home! This duplex is awesome and perfectly located off the busy roads and super convenient to Auburn station shopping plaza and a quick trip to the LAKE! You will also love the proximity to the Hospital, YMCA, Deerfoot and Stoney Trails, a multitude of schools, parks, playgrounds, city transit, off leash dog park and SO MUCH MORE! When you enter this home you will love the open floor plan with the living room at the front of the home with the dining area next to that and the upgraded kitchen in the rear of the home that includes a spacious island, quartz countertops, stainless steel appliances, tiled backsplash, pantry and plenty of cabinet and counter space! The main floor is completed with a half bathroom and access to the yard off of the kitchen! Upstairs you will find 3 bedrooms, another full bathroom with beautiful tile work and the laundry room with some shelving for storage! The Primary bedroom has a full ensuite bathroom and a walk in closet for your convenience! The basement is unfinished and ready for your future development and a great area for storage currently! Outside there is a great deck and yard space with room for a future hot tub and a trampoline, a good sized shed and a parking pad in the back with room for 2 vehicles and a future double garage! This is a great opportunity to get into a premier lake community for a great price! Come and have a look at this beauty as soon as you can :)

Built in 2016



## Essential Information

MLS® #	A2237841
Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,272
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	59 Auburn Meadows Heath Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L1

## Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 14th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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