

# \$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, you'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



Calgary'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, Recessed Lighting, Storage, Vinyl Windows                     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |

|                 |                                |
|-----------------|--------------------------------|
| 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 | 6                    |
| Zoning         | R-G                  |
| HOA Fees       | 508                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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