

\$639,000 - 183 Auburn Bay Heights Se, Calgary

MLS® #A2230035

\$639,000

4 Bedroom, 3.00 Bathroom, 1,010 sqft

Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

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.

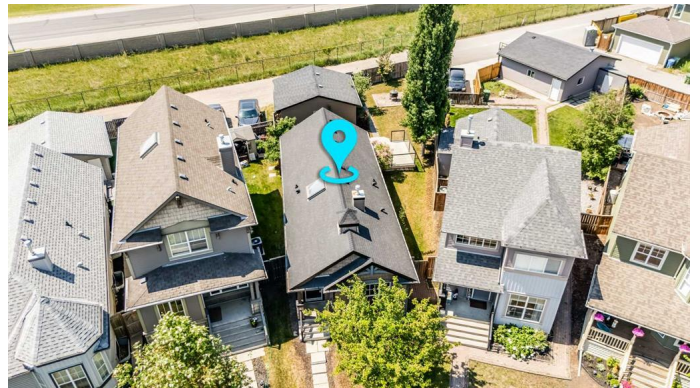
Upstairs, youâ€™ll find vaulted ceilings, an updated open-concept kitchen, central A/C, and two sunny bedroomsâ€”including a primary with 4-piece ensuite.

Downstairs, the legal suite is beautifully self-contained with a full kitchen (yes, thereâ€™s a dishwasher!), in-suite laundry, two bedrooms and a bathroom. Separate entrance. Egress windows. Fully compliant and ready to performâ€”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 thatâ€™s pure opportunity. Proof that you really can have it allâ€”location, flexibility, and a little extra sparkle.

Built in 2006



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2230035 |
| Price | \$639,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,010 |
| Acres | 0.11 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 183 Auburn Bay Heights Se |
| Subdivision | Auburn Bay |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 0E8 |

Amenities

| | |
|----------------|-------------------------|
| Amenities | Beach Access, Clubhouse |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance |
| Lot Description | Back Lane, Back Yard, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Private |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 22 |
| Zoning | R-G |
| HOA Fees | 494 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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