

# \$640,000 - 253 Auburn Meadows Place Se, Calgary

MLS® #A2211409

**\$640,000**

3 Bedroom, 3.00 Bathroom, 1,693 sqft  
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome to this turn-key, spacious half duplex in the vibrant lake community of Auburn Bay. Backing directly onto an off-leash dog park, this home offers quick access to both Stoney Trail and Deerfoot, making it perfect for busy professionals or families on the go. Inside, you'll find almost 1,700 sq ft of living space with an incredible layout. Flooring includes hardwood, tile, laminate and carpet. This kitchen's layout is perfect for family cooking and features granite countertops, dark cabinetry, a corner pantry, and a large island waiting for little chef helpers or guests. The open-concept main floor is ideal for entertaining or connecting with family. The loft is the perfect TV or gaming room. The generous primary suite includes a walk-in closet and full ensuite, while both secondary bedrooms offer plenty of space—one even has bonus storage for toys, a home office, or an epic walk-in closet. The unfinished basement is warm, with high ceilings ready for future development. Outside, enjoy summer BBQs on the large back deck with gas hookups, surrounded by a no-mow yard and garden space. The home includes a water softener, well-maintained furnace and hot water tank, an attached single garage, and driveway with enough space for two cars. Walk to shops, parks, childcare, and more—or take a short drive to the largest YMCA in Canada and all the amenities in nearby Seton. This home blends comfort, convenience, and community in one of Calgary's most



family-friendly neighbourhoods. (MLS# A2211409)

Built in 2014

### Essential Information

MLS® #	A2211409
Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,693
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	253 Auburn Meadows Place Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H6

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Concrete Driveway, Garage Faces Front, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Granite Counters, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Yard, Few Trees, Low Maintenance Landscape, Paved, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	42
Zoning	R-2M
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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