

# \$500,000 - 86 Autumn Green Se, Calgary

MLS® #A2206699

## \$500,000

3 Bedroom, 2.00 Bathroom, 859 sqft  
Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully maintained bungalow, located in the highly sought-after lake community of Auburn Bay! This 2+1 bedroom, 2-bathroom home offers over 1,500 sq. ft. of finished living space and is move-in ready. Step inside to an open-concept main floor featuring vaulted ceilings, spacious living room with large window and the well-appointed kitchen boasts a large island with breakfast bar, stainless steel appliances, corner pantry for plenty of storage and dining area. The primary bedroom includes a large closet and the second bedroom is generous size. The finished basement offers more living space, including a third bedroom, another full 4-piece bathroom, laundry and storage. The backyard is extremely private, fully fenced, well landscaped and includes a deck and gas outlet for a bbq. The large lot offers off street parking and ample space for a future garage, adding even more potential to this great home.

Living in Auburn Bay means enjoying lake access year-round, plus walking paths, playgrounds, and scenic ponds. This home is just steps from shopping, restaurants, movie theatres, South Health Campus, and Seton's many amenities. With easy access to transit, 52 Street, and Mahogany's shopping and dining, this is an incredible place to call home. Whether you're a first-time buyer or looking to downsize this bungalow is move in ready and shows 10/10. Don't miss out!



Built in 2009

## Essential Information

MLS® #	A2206699
Price	\$500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	859
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	86 Autumn Green Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0P3

## Amenities

Amenities	Other
Parking Spaces	1
Parking	Alley Access, Off Street, Parking Pad

## Interior

Interior Features	Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	508
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office RE/MAX Realty Professionals

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