

# \$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	5
Zoning	R-G
HOA Fees	494
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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