

**436 Auburn Bay Avenue SE**  
**Calgary, Alberta**

**MLS # A2309726**



**\$558,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to one of the best opportunities to enter Calgary's thriving real estate market! This beautifully maintained, fully developed duplex showcases incredible pride of ownership and offers the perfect combination of style, functionality, location, and value — a rare find in today's market. Opportunities like this do not come up often, especially in such a sought-after, family-friendly community with lake access and outstanding nearby amenities. From the moment you step inside, you'll love the bright and modern open-concept layout designed for both everyday living and entertaining. The inviting living room features a cozy gas fireplace, flowing seamlessly into the spacious dining area and stunning "L"-shaped kitchen complete with a massive quartz island, full-height cabinetry, upgraded lighting, and an abundance of workspace. Positioned perfectly at the back of the home, the kitchen allows you to watch the kids or pets play safely in the yard while preparing meals or entertaining guests. Upstairs offers an exceptional family-friendly layout with a spacious primary retreat featuring an upgraded 4-piece ensuite, two additional generously sized bedrooms, and the convenience of upper-floor laundry. The professionally developed basement adds even more functional living space, making this truly a move-in ready home with room for the entire family to enjoy. Outside, you'll appreciate the privacy created by the rear alley access along with the oversized detached garage — offering plenty of room for parking, storage, and hobbies. Location truly sets this property apart. Situated beside a playground zone with slow-moving traffic, this is an ideal setting for families, with green space, playgrounds, and the Catholic school just steps away, while remaining within the designated walk zone for the public school. Whether

you're a first-time buyer, growing family, or savvy investor, this home checks every box. With limited inventory of quality duplexes at this price point, this is an amazing moment to secure your place in one of Calgary's most desirable communities. Move in now and enjoy the lake lifestyle all summer long &mdash; but don't wait, homes like this sell fast. Book your private showing today!