

# \$729,900 - 493 Auburn Crest Way Se, Calgary

MLS® #A2228254

**\$729,900**

5 Bedroom, 4.00 Bathroom, 1,687 sqft  
Residential on 0.06 Acres

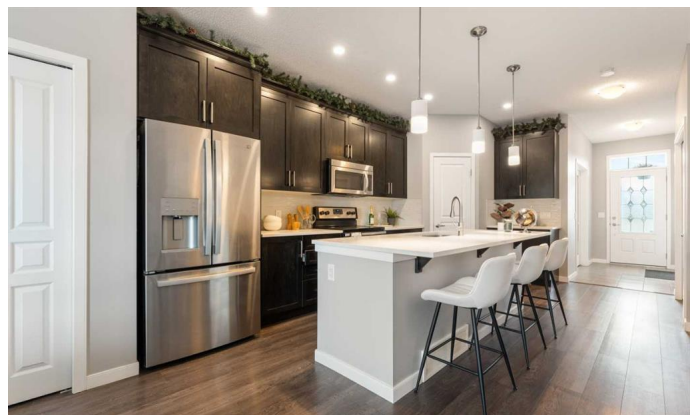
Auburn Bay, Calgary, Alberta

OPEN HOUSE Saturday 2:00pm-4:00pm  
(JUNE 21st) Welcome to this upgraded,  
income-generating home in the award-winning  
lake community of Auburn Bay where lifestyle  
meets smart investment.

This beautifully maintained, park-front property  
offers almost 2500 sqft of developed living  
space, a fully LEGAL BASEMENT SUITE and  
a new double detached garage (2023)  
equipped with an EV charging port perfect for  
multi-generational families or savvy investors,  
first time home buyers.

The main floor features soaring 9-foot ceilings,  
wide plank hardwood flooring and a bright,  
open-concept layout that flows effortlessly  
from the front flex room/office to the living and  
dining area and into a chef-inspired kitchen  
boasting quartz countertops, extended-height  
cabinetry pot lights stainless steel appliances a  
massive island and corner pantry. Large  
windows bring in ample natural light from the  
west-facing front yard and east-facing  
backyard.

Upstairs, enjoy a spacious \*\*bonus room with  
new pot lights\*\* and separation between the  
primary suite featuring a dual-vanity ensuite,  
walk-in closet and stand-up shower and two  
additional bedrooms plus a full bath. The  
washer and dryer (2024) in the upper-level  
laundry add extra convenience.



The Legal basement suite (2024) includes two bedrooms, a full kitchen, 4-piece bathroom, new appliances (fridge, stove, microwave “ 2023), and its own laundry (dryer 2024) House is freshly painted offering a clean, move-in-ready space.

Additional features include: New hot water tank and water softener (2022), Landscaping and front deck recently refreshed and stained, Fully fenced backyard with a full-length treated wood deck.

Location is everything! You're just steps from green spaces, minutes to Auburn Bay Lake top-rated schools, the South Health Campus, Seton YMCA restaurants, shops, and transit.

Don’t miss this rare opportunity to own a turnkey property with legal suite potential, modern upgrades, and the lifestyle benefits of living in one of Calgary’s most beloved lake communities.

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2228254    |
| Price          | \$729,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,687       |
| Acres          | 0.06        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 493 Auburn Crest Way Se |
| Subdivision | Auburn Bay              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 1P9                 |

### **Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Beach Access                         |
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |
| Waterfront     | Beach Access, Lake                   |

### **Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)                             |
| Appliances        | Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Exterior Entry, Finished, Full, Suite                                                |

### **Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                    |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame                                        |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 22             |
| Zoning         | R-G            |
| HOA Fees       | 508            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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