

# \$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

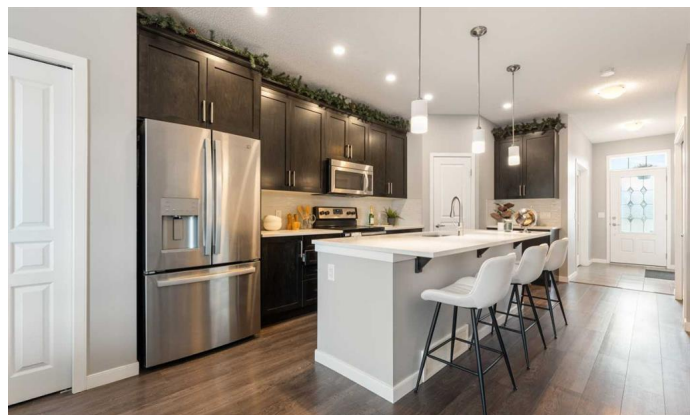
Auburn Bay, Calgary, Alberta

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	33
Zoning	R-G
HOA Fees	508
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.