



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9843 Auburn Road SE
Calgary, Alberta

MLS # A2351814



\$696,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	954 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Heated Garage, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters		

Inclusions: Hot tub (Sold as is - Needs repair)

Welcome to 9843 Auburn Road SE, a property offering something truly special: space, privacy, and exceptional views. Situated on an extraordinary 5075± sq. ft. corner lot, this charming bungalow backs onto open views toward Carburn Park, allowing you to enjoy beautiful sunrises, stunning sunsets, and a sense of openness rarely found in the city. Surrounded by mature trees and established landscaping, the expansive yard provides endless opportunities for gardening, entertaining, outdoor recreation, or simply relaxing in peaceful surroundings. The double garage features a dedicated workshop area, while three additional sheds provide abundant storage for tools, hobbies, and seasonal equipment. Inside, the home offers four bedrooms and two bathrooms designed for comfortable family living. Three bedrooms are located on the main floor, while the developed basement includes a fourth bedroom with a walk-in closet, an additional bathroom, and a cozy recreation room with a fireplace. The updated kitchen showcases rich cabinetry, stainless steel appliances, and contemporary flooring, creating a welcoming space at the heart of the home. While the home itself offers comfort and functionality, the true highlight is the setting: mature trees, open views, and an exceptional amount of land. Located in an established southeast Calgary neighbourhood close to schools, shopping, transit, and amenities, this is a rare opportunity to enjoy both space and convenience in one remarkable property.