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	Properties		Median Price	
	Listed	Sold	Listed	Sold
September 26	30	24	$524,950	$524,250
August 26	32	24	$529,900	$518,750
July 26	39	26	$599,900	$590,500
June 26	54	44	$554,950	$550,000
May 26	47	44	$594,950	$602,218
April 26	41	30	$635,000	$627,500
March 26	43	29	$539,000	$535,500
February 26	33	23	$539,900	$525,000
January 26	29	22	$554,900	$539,000
December 25	10	20	$552,400	$527,500
November 25	16	20	$699,900	$677,500
October 25	34	22	$547,450	$535,500

To view more detailed information that comprise the above MLS averages please visit **aub.mycalgary.com**

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SCAN ME

#1 AGENT IN CANADA FOR CLOSED UNITS & #4 AGENT IN CANADA FOR CLOSED VOLUME

(Q1 -2026)

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142 AUBURN GLEN MANOR SE ~ $740,000

Welcome to this beautiful Baywest Kootney 3 model! It has a perfect location that is quiet, close to multiple parks, playgrounds and schools! Meticulously maintained and ready for a new owner this home features a main floor office space, a beautiful spacious kitchen with plenty of cabinet and counter space! Upper level has 3 bedrooms, an awesome bonus room and laundry room! Other features you will appreciate are the quiet location, Central A/C, heated and insulated garage, water softener, newer hot water tank (2026), underground sprinklers, radon system, gas hook up for your BBQ, central vacuum system, loads of fruit trees (pear tree, cherry bushes, rhubarb and raspberries)



174 AUBURN BAY BLVD SE ~ $540,000

WOW, check out the LOCATION on this home! You leave your front door, take a quick right, walk 30 seconds and you are at the LAKE! How awesome is that!? This well cared for, well located and well priced duplex is ready for a new owner. As you enter you are greeted with a large and spacious living room with ample room for all your furniture and that will lead you past the half bathroom into the kitchen that has granite countertops, plenty of cabinet space, a corner pantry, black appliance package and tiled backsplash with plenty of natural sunlight throughout the main floor of this home! Upstairs the primary bedroom is spacious and features a full ensuite bathroom and a walk in closet and there are TWO more bedrooms and another full bathroom upstairs for the kids! It's a beauty!



274 AUTUMN CIRCLE SE ~ $769,000

WOW! This home is IMMACULATE and just needs new owners to love it the way the current owners have! As you pull into the driveway you will already know this home is a great one with it's perfect curb appeal. Step inside and be prepared to be impressed! The entry is bright and open and leads you through to the main living areas featuring a kitchen that will blow you away! Huge amounts of counter and cabinet space, huge island with a built in bar fridge, enough room for 5 stools that's perfect for entertaining, gas cooktop, wall oven and microwave, built in wine rack, large pantry, tiled backsplash and granite countertops complete the focal point of this home. This home also has a tankless hot water heater, luxury vinyl plank flooring throughout, central vacuum, water softener and As if this wasn't enough the upgrades and improvements also include new shingles, gutters, downspouts and drip edge (2023), new furnace (2025), A/C (2024), new garage door (2025), Gemstone LED lights (2024), New fridge (2024), dishwasher (2022), bar fridge (2026)



114 AUBURN BAY CR. SE ~ $575,000

WOW! This is a much sought after Belvedere floor plan that is in a great location and close to Auburn Bay LAKE! This floor plan always impresses with it's open to above central living area, a good sized living room as you enter with a cozy gas fireplace to enjoy on those cool nights! Plenty of natural sunlight on the main floor and a central kitchen that features granite countertops, stainless steel appliances, loads of cabinet and counter space and soaring open ceilings to above! The rear of the home features a generous dining area, a half bathroom and access out to the back yard. Upstairs you will appreciate the 3 bedroom floor plan and the primary has a walk in closet and a full ensuite bathroom! The other 2 bedrooms are a good size and there is another full 4 piece bathroom for the kids! The basement is fully finished with a large rec room, a 4th bedroom, a 2 piece bath (lots of room to add a shower if needed)

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News, Events, & More

Crime Statistics

Real Estate Statistics



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Message from the ABCA Board

As the temperatures begin to drop and Auburn Bay transitions into winter, we would like to extend a warm welcome to all residents. November brings opportunities to connect with neighbours, enjoy community events, and prepare for the season months ahead.

From our annual Parade of Lights to local craft fairs and holiday markets throughout Auburn Bay and southeast Calgary, November offers many opportunities to connect with neighbours, support local businesses, and enjoy the start of the winter season.

We wish you a safe and enjoyable start to the winter season,

The Auburn Bay Community Association Board of Directors

Upcoming Events

Looking Forward to Seeing Our Neighbours at the Parade of Lights!
We look forward to gathering with friends and neighbours on Saturday, November 28, for the Parade of Lights.

Want to be part of the event? Volunteer opportunities are still available. Sign up at www.AuburnBayCA.ca/2026parade.

Looking For the Perfect Holiday Gift?
November is filled with craft fairs and holiday markets across south Calgary and the surrounding area. From the Grand South Christmas Markets to some of Alberta's favourite seasonal markets, it's a great time to shop local, support small businesses, and find one-of-a-kind treasures for everyone on your list.

Grand South Christmas Markets | November 14

- Explore holiday markets across Auburn Bay, Mahogany, Cranston, New Brighton, McKenzie Towne, and Seton.
- Pick up a Market Passport, collect stamps at participating communities, and enter for a chance to win a festive prize package.
- Admission and parking are free.

Millarville Christmas Market | November 5 to 8 and November 12 to 15

Spruce Meadows International Christmas Market | November 13 to 15, 20 to 22, 27 to 29 and December 4 to 6

- New for 2026: a fourth weekend and Friday evening for adults-only shopping.

The Holiday Market at the Deerfoot Inn and Casino | November 22

Bragg Creek Artisans Annual Christmas Sale | November 21 to 22

- Free admission and parking.

Saskatoon Farm Annual Christmas Market | November 27 to 29 and December 4 to 6

- Dates and event details are subject to change.

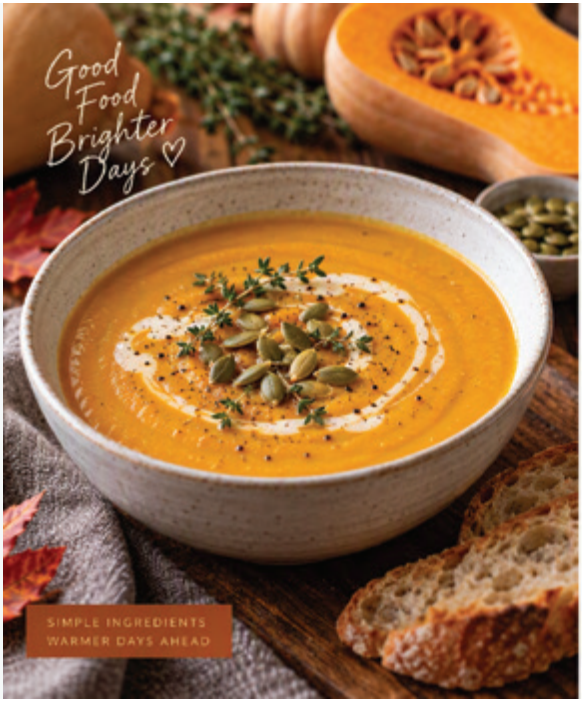
Calgary Welcomes the Grey Cup | November 15!
November 11 to 15, 2026. Activities include the free Suncor Street Festival Lot 3 at Stampede Park, live music, drone shows, family activities, pancake breakfasts, concerts, and more. Learn more at https://www.greycupfestival.ca/events/all/.

Neighbor Spotlight

Our newsletter is about our neighbours. Whether it's a volunteer, local achievement, family milestone, community event, or a resident making a positive impact, we'd love to hear about it.

Submit stories and photos to newsletter@auburnbayca.ca for a chance to be featured.





Recipe of the Month

Creamy Roasted Butternut Squash Soup

Nothing says November quite like a warm bowl of homemade soup. This simple butternut squash soup is rich, comforting, and perfect for a chilly fall evening.

Ingredients

- 1 medium butternut squash
- 1 tbsp olive oil
- 1 small onion, diced
- 2 cloves garlic, minced
- 4 cups vegetable or chicken broth
- ½ tsp dried thyme
- Salt and pepper to taste
- ½ cup cream or coconut milk (optional)

A cozy favourite for fall and winter! ♡

Directions

1. Cut the butternut squash in half lengthwise and remove the seeds.
2. Drizzle with olive oil and roast cut-side down at 400°F (200°C) for 35–45 minutes, or until tender.
3. Let cool slightly, then scoop the flesh from the skin.
4. In a large pot, sauté the onion and garlic until softened.
5. Add the roasted squash, broth, and thyme. Simmer for 10 minutes.
6. Blend until smooth using an immersion blender or countertop blender.
7. Stir in cream if desired and season with salt and pepper.
8. Serve warm with crusty bread or your favourite toppings.

Serves: 4–6

Warm Bowls Stronger Communities ♡





A Bloom You Can Brew

Did you know? Chrysanthemums are November's birth flower—but some varieties are more than decorative! Certain chrysanthemum flowers and leaves are edible, and chrysanthemum tea, made by steeping the dried flowers, is a traditional beverage enjoyed across parts of East Asia.

Auburn Bay Community Association (ABCA)

Website: www.auburnbayca.ca
Phone: 403-744-5301
Address: C/O Auburn House, 200 Auburn Bay Boulevard SE, T3M 0A4
Facebook: AuburnBayCA
Main Email: admin@auburnbayca.ca
Events Email: events@auburnbayca.ca
Gardens Email: gardens@auburnbayca.ca

Auburn Bay Community Association
Membership Form

For your convenience, Auburn Bay Community Association Memberships are available online!
Visit www.AuburnBayCA.ca/Membership to purchase.

Members benefit from sports, activities, and partner discounts (please see Membership Privileges Program page for a list of business partners). Members also gain preferred access to youth and community events, programs, and secure a vote at public meetings. Make a difference by joining the Board – and more.
Memberships: $25 per family.

Name: _____

Address: _____ Postal Code: _____

Contact Number: _____ E-Mail: _____

How many family members, including children: _____ Yes, please contact me about volunteering: _____

Please fill out the above (please print), enclose and mail your cheque or money order, payable to the "Auburn Bay Community Association" to the following address: Auburn Bay Community Association Memberships, C/O Auburn House, 200 Auburn Bay Boulevard SE, Calgary, Alberta T3M 0A4.
Visit www.auburnbayliving.ca for more information. E-transfer Membership payment to finance@auburnbayca.ca

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November Crossword



Visit bit.ly/mycalgaryanswers or scan the QR code for the answers

Across

6. Directed by Guillermo del Toro, this retelling of a famous novel was released November 7, 2025.

7. This warm yellow gemstone is said to prevent injury and bring strength. It is also November's birthstone.

8. Born November 10, 1989, this actor is most recently known for his role as Dr. Frank Langdon on *The Pitt*.

10. As a treat during the fall, this fruit is typically dipped in melted chocolate or caramel and then covered with various toppings.

11. In Greek mythology this man is cursed to push a boulder up a mountain for all eternity.

12. Born November 7, 1913, Albert ____ was the French philosopher who wrote *The Stranger* in1942.

Down

1. Good for tea and relaxation, these spidery flowers are the birth flower of November.

2. Remembrance Day is celebrated in Canada on what day of November?

3. Watch your French fries! Despite their oceanic nickname, these white and gray birds are found inmany parts of Alberta, including Calgary parking lots.

4. This Indian celebration known as the "Festival of Lights" happens between mid to late-October and mid-November.

5. Toni _____, born November 1, 1972, is an Australian actress who has been in an impressive collection of movies including, *"The Sixth Sense, Little Miss Sunshine, and Knives Out"*.

9. These small brown nuts come from oak trees and have a distinct cup shape.

AUBURN BAY RESIDENTS ASSOCIATION CONTACT INFO

Auburn Bay Residents Association c/o Auburn House
200 Auburn Bay Boulevard SE, Calgary, AB T3M 0A4
Office Tel: 403-537-2601
Website: www.AuburnBayRA.ca

General Inquiries	inquiries@auburnbay.org
Events Manager	events@auburnbay.org
Program Manager	recprograms@auburnbay.org
General Manager	gm@auburnbay.org

Hours of Operation

Auburn House Lake and Park Hours

Monday to Sunday: 9:00 am to 10:00 pm

Auburn House Regular Office Hours

Monday to Friday: 9:00 am to 5:00 pm

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Auburn House Christmas Craft & Marketplace

Saturday, November 14, 2026, from 10:00 am to 3:00 pm.

A Proud Partner of: The Grand South Christmas Markets

Step into a merry wonderland and find the perfect holiday gifts at our 19th Annual Christmas Craft & Marketplace. This enchanting event showcases the incredible talents of local artisans, crafters, and home-based business owners. With a diverse selection of unique, handcrafted items and incredible home-based goods and services, there's something for everyone on your holiday shopping list. Immerse yourself in the festive atmosphere, support local creators, and bring home special gifts that will be cherished by your loved ones.

Admission to the public is free!

We are requesting non-perishable food donations, which will be collected on behalf of the Veterans Food Bank of Calgary.

Note to shoppers, due to space limitations, strollers will not be permitted in the main-level banquet room.

** Please bring cash for purchases as some vendors may not have credit/debit terminals. There is no ATM on site.*

And there's even more reason to explore! Pick up a Market Passport at any participating Grand South Market, visit at least four of the six communities, and enter for your chance to win one of three amazing prize baskets — two valued at $500 each and a grand prize valued at $2,000!

Be sure to visit Auburn House first to pick up your market passport and head out for some great shopping!



Auburn House Winter Programs

Get ready to embrace the chill and join us for a season of excitement with our winter programs! From festive workshops to outdoor adventures, adult fitness classes and youth activities, there's something for everyone to enjoy. Whether you're looking to explore your creativity or get active in the fresh winter air, our lineup this season makes for memorable experiences!

View the Auburn House Winter Program Guide online at AuburnBayRA.ca. for a full listing of all programs, classes and workshops available.

Registration for Auburn Bay residents will open November 17.

Non-resident registration will open November 24.

Register online at AuburnBayRA.ca or call 403-537-2601.

A Flower to Remember

Red poppy seeds can remain dormant in the soil for years. During the First World War, artillery and trench warfare disturbed the earth along the Western Front, allowing poppies to bloom across the landscape. The sight inspired Canadian Lieutenant-Colonel John McCrae's 1915 poem "In Flanders Fields", helping the red poppy become an enduring symbol of remembrance.



Protect Your Household Water Line and Meter from Freezing



Every winter, some Calgarians will experience frozen water pipes, service lines, and water meters, resulting in a water outage. The City's Frozen Pipes Prevention Program works proactively with homes considered at higher risk due to factors such as location, depth, configuration of water pipes, and history of freezing. Recently we have noticed an increase in frozen pipes in homes that are typically at a lower risk, taking some of the steps below could have prevented household pipes from freezing.

Ways to Avoid Freezing Include:

- Keeping your thermostat at a minimum of 15°C, even if you're away from home.
- Eliminate any cold drafts in unheated areas where water supply lines are located. This can include basements, crawl spaces, attics, garages, and under bathroom and kitchen cabinets.
- Repair broken windows, check doors and insulate areas that allow cold exterior air to enter.
- Insulate your hot and cold-water pipes located in cold areas.
- Open interior doors and cabinets in cold areas to allow heat from the house to warm unprotected pipes.
- Turn off, disconnect, and drain the water line to outside faucets, garden hoses, pools, or decorative water features.
- If your hot water tank is in a maintenance room outside of your home, make sure the area is adequately heated.
- Regularly run water in your pipes through everyday use.

Visit calgary.ca/frozenpipes to learn more, including actions you can take if you suspect you have frozen pipes.

Convert Your Unregistered Basement Suite by December 31 and Save



When The City of Calgary started its Secondary Suite Registry in 2015, just 430 homes dotted the map. November 2026 11 years later, more than 26,000 suites are registered. It's a success story made possible by Calgarians who stepped up to provide renters with a suite that is legal and safe.

For homeowners who have yet to register their suite, time is running out on a program that allows them to convert their suite and save money. The City of Calgary's Secondary Suite Amnesty Program ends December 31, 2026. Homeowners who take advantage of the Amnesty Program before that date will avoid development permit charges and registration fees. Owners of a suite constructed prior to March 2018 must ensure their existing suites meet the minimum life safety requirements. This includes providing a safe exit from all bedrooms, smoke and carbon monoxide alarms, a safe exit from the basement to outside, and drywall barriers between suites and in the mechanical room.

Details about registering an existing suite and the Amnesty Program can be found on calgary.ca/suites. Renters searching for a safe, legal suite can look for The City's official Registered Secondary Suite sticker in the window and visit the online map that lists all registered suites.

Create More Memories and Less Waste this Holiday Season



The best holiday memories aren't found under the tree. They're made with the people we spend time with.

During the holidays, Calgarians generate about 25% more waste from wrapping paper, packaging, and leftover food. As you get ready for the season, here are a few simple ways to create more memories and less waste:

- Gift experiences instead of things, like tickets, memberships or a day out together.
- Make a gift with a personal touch, such as homemade cookies, a photo book or a handmade gift.
- Shop locally to reduce shipping materials and packaging waste.
- Borrow, swap or share decorations with neighbours, friends or family.
- Reuse gift bags and bows or wrap gifts with fabric.
- Stick to a grocery list, use leftovers or send extras home with guests.

For more holiday waste reduction tips, visit calgary.ca/our-city/articles/calgary-conversations-podcast-015-howland-wark.html.

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New Abilities

by Michelle Macdonald, Letter Writing and Mail Club Enthusiast.

If you could wake up tomorrow with the ability to do something new, what would it be? What if it were a completely far-fetched or magical skill? How would you use it, and where would it take you?

Dear reader,

Considering magically gaining a skill overnight made me think of many potential scenarios. One of the first things that came to me was having unlimited home and car maintenance skills because I would be able to use them frequently to support my family. However, when I thought about it, I realized I would not want to spend my time on those tasks because they are messy, time-consuming, and often done alone.

I would want a skill that is more social and homes in on my interests. So, I thought about what I've been attracted to learning in the past. One skill I've worked on for many years is speaking Spanish. It's been an on-and-off process since my twenties, and I'm still at the intermediate level. This gets me by when I'm traveling, but I've always felt frustrated not being fluent because it holds me back from fully expressing myself or truly understanding the people I meet. Wouldn't it be wonderful to communicate effortlessly in another language and just say what's on your mind?

Since we're considering magically gained abilities, I'd take it a step further than fluency in Spanish; I'd wake up ready to communicate in any language. Imagine the opportunities it would open up! I could use multilingualism to immerse myself entirely in any place and culture.

I absolutely love to travel. I find it's the best way to learn and gain new perspectives. The more different the destination from my home, the more it opens my mind. Being able to speak the local language would vastly improve my understanding of things I'm curious about: history, politics, geography, regional customs, and culture. Reading about these things in books or watching videos online can never match the insights gained by speaking directly with people who have lived the history and experience its culture every day.

My magical language skills could be used for a greater purpose: recording endangered languages before they disappear, deciphering ancient manuscripts or petroglyphs, and even collecting valuable international intelligence. The possibilities feel endless!

Your turn! If you could wake up tomorrow with a new skill, what would it be? Write in your journal or to your pen pal.

Happy writing,

Michelle

Now it's your turn to write it forward. Write a friend, neighbour, or family about our monthly reflection.

Write It Forward



Now it's your turn to write it forward. Write a friend, neighbour, or family member about our monthly reflection.

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