

# \$269,900 - 67 Auburn Bay Common Se, Calgary

MLS® #A2202359

**\$269,900**

1 Bedroom, 1.00 Bathroom, 524 sqft

Residential on 0.66 Acres

Auburn Bay, Calgary, Alberta

Open House May 24, 2-4pm. Welcome to this affordable, very well maintained one bedroom townhome with an underground parking stall and storage locker included, and with lake access provided in this great lake community of Auburn Bay. Looking to purchase your first home or an investment property? This is the one you have been waiting for! This well laid out townhome offers one bedroom with sliding glass wall, open concept kitchen with corner pantry and updated stainless steel appliances, dining area or office space, living room with large windows, a 4 piece bathroom, laundry room with lots of storage shelves, and a large in-suite storage room. Private walk-up entrance with spacious balcony. Phantom screen added to the front door and window air conditioner included. Unlike many townhomes, this property includes all utilities except electricity. Mosaic Montage of Auburn Bay is a well run complex, is pet-friendly with a fenced in dog run, has visitor parking, additional surface level parking stalls available to rent (subject to availability) and is in a great location close to the lake, and all of the amenities in Seton including grocery stores, restaurants, and the South Health Campus. Easy access in and out of the neighbourhood and to major roadways. Don't miss out, schedule your viewing today!

Built in 2007

## Essential Information



MLS® #	A2202359
Price	\$269,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	524
Acres	0.66
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	67 Auburn Bay Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M6

### Amenities

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Hot Water
Cooling	Window Unit(s)
# of Stories	3
Basement	None

### Exterior

Exterior Features	Balcony, Dog Run, Private Entrance
Lot Description	See Remarks
Roof	Asphalt Shingle

Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	69
Zoning	M-X1
HOA Fees	508
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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