

# \$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

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 | 19               |
| Zoning         | M-X1             |
| HOA Fees       | 508              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.