

# \$279,900 - 75 Auburn Bay Common Se, Calgary

MLS® #A2191961

**\$279,900**

1 Bedroom, 1.00 Bathroom, 524 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Great opportunity to live in Auburn Bay at an affordable price. Perfect for a young professional, first time home buyer or an investor. This bungalow stacked townhouse unit features hardwood throughout. An open concept floorplan with a good sized living room, dining room and a rear spacious kitchen with a corner pantry. One great size bedroom with ample closet space, a full 4pc bathroom and laundry room with storage. Underground parking stall, front private patio and an assigned storage locker. Why buy an apartment condo when you can have a townhouse with a private entrance. Conveniently located near the lake with access to the lake and recreational facility, South Hospital, parks, playgrounds, schools, restaurants and shopping. Don't miss out on this opportunity. Make your private showing today.

Built in 2009

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2191961  |
| Price          | \$279,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 524       |
| Acres          | 0.00      |
| Year Built     | 2009      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Row/Townhouse     |
| Style    | Stacked Townhouse |
| Status   | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 75 Auburn Bay Common Se |
| Subdivision | Auburn Bay              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 0M6                 |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Secured Parking, Visitor Parking     |
| Parking Spaces | 1                                    |
| Parking        | Assigned, Heated Garage, Underground |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Entrance         |
| Lot Description   | Landscaped               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 141                |
| Zoning         | M-X1               |
| HOA Fees       | 494                |
| HOA Fees Freq. | ANN                |

**Listing Details**

Listing Office                RE/MAX First

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.