



THE
A-TEAM

**RE/MAX
FIRST**

77 AUBURN BAY Common #77, Calgary t3m0m6

MLS® #: **A2163859** Area: **Auburn Bay** Listing Date: **09/07/24** List Price: **\$284,900**
 Status: **Active** County: **Calgary** Change: **-\$4k, 03-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **540**
 Low Sqft:
 Ttl Sqft: **540**

DOM

105
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Cork**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Double Oven,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Laminate Counters,No Animal Home,Open Floorplan,See Remarks,Separate Entrance**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`3" x 7`8"	Living Room	Main	13`0" x 10`10"
Entrance	Main	3`3" x 3`8"	Storage	Main	9`0" x 3`11"
Kitchen With Eating Area	Main	12`4" x 17`0"	Pantry	Main	4`6" x 4`1"
4pc Bathroom	Main	12`4" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$428** Title: **Fee Simple** Zoning: **M-X1**

Legal Desc: 0815304

Fee Freq:
Monthly

Remarks

Pub Rmks: **This charming ground-level 1-bedroom condo in Auburn Bay, Calgary, offers a blend of convenience and comfort. The open-concept layout features cork flooring, a modern kitchen with stainless steel appliances, ample counter space that flows into a spacious living area—perfect for relaxing or entertaining. The large bedroom boasts an oversized glass barn door that opens to generous space with abundant closet space. The laundry room is just off of the four piece bathroom optimizing storage and functionality. Step outside to your private patio, ideal for morning coffee or evening relaxation. The unit comes with underground parking and additional storage, providing security and convenience. Located in a desirable lakeside community, you'll enjoy access to nearby parks, walking paths, and Auburn Bay's private lake, as well as proximity to shopping, restaurants, public transit and the South Health Campus . Ideal for first-time buyers, professionals, or investors seeking a low-maintenance lifestyle. Please call today to set up your private viewing!**

Inclusions: none
Property Listed By: Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







