



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**67 AUBURN BAY Common, Calgary T3M 0M6**

MLS® #: **A2202359**      Area: **Auburn Bay**      Listing Date: **03/17/25**      List Price: **\$269,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **28,739 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **524**  
 Low Sqft:  
 Ttl Sqft: **524**

DOM

**22**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding,Stone,Wood Frame**  
 Heating: **Hot Water**  
 Sewer:  
 Ext Feat: **Balcony,Dog Run,Private Entrance**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Ceiling Fan(s),Closet Organizers,No Smoking Home,Pantry,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>26`10" x 18`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>33`11" x 24`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>55`9" x 40`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>42`11" x 34`9"</b>
<b>Storage</b>	<b>Main</b>	<b>13`1" x 13`1"</b>			

Legal/Tax/Financial

Condo Fee: **\$437**      Title: **Fee Simple**      Zoning: **M-X1**  
 Fee Freq:

Legal Desc:

0815304

Monthly

Remarks

Pub Rmks:

**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!**

Inclusions:

**Window Blinds, Curtain Rods, 1 Garage Remote, Window Air Conditioner**

Property Listed By:

**RE/MAX Realty Professionals**

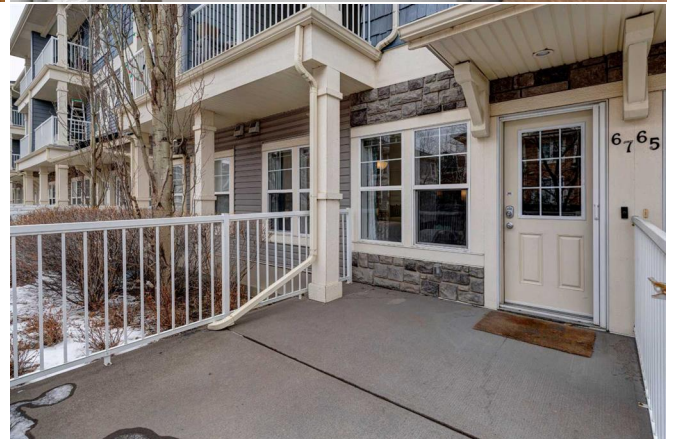
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

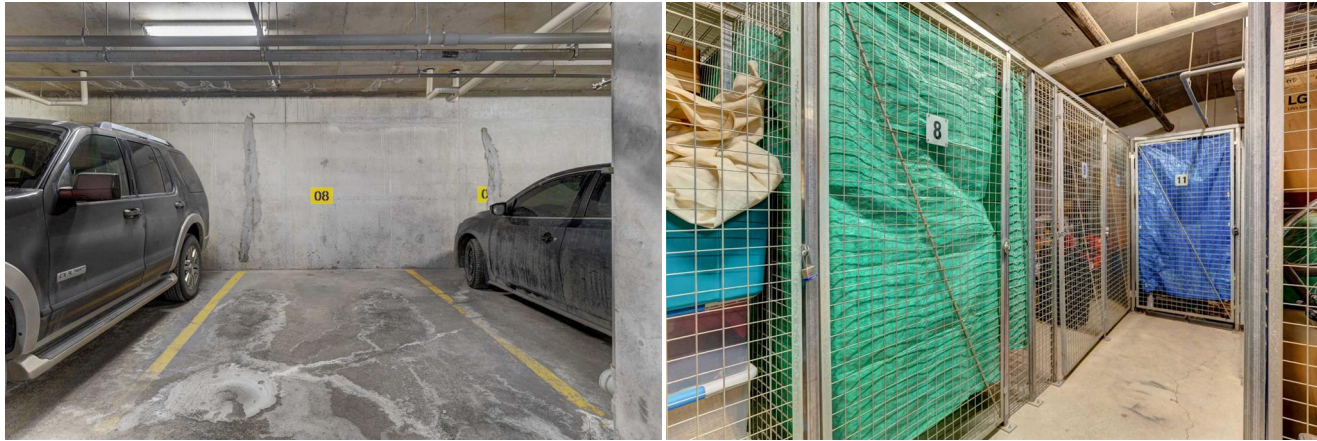












**67 Auburn Bay Common SE, Calgary, AB**

Main Floor Exterior Area 578.31 sq ft  
Interior Area 524.13 sq ft



PREPARED: 2025/03/15

White regions are excluded from total floor area in EAU/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.