\$417,000 - 77 Auburn Bay Street Se, Calgary

MLS® #A2208269

\$417,000

2 Bedroom, 3.00 Bathroom, 1,257 sqft Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Experience the perfect balance of lifestyle and convenience in the vibrant lake community of Auburn Bay! Step into homeownership with this bright and spacious 1,200 sq. ft. two-storey townhomeâ€"perfect for first-time buyers! With low condo fees and a pet-friendly complex, it checks all the right boxes. The open main floor features a modern kitchen with stainless steel appliances, quartz counters, and plenty of cabinet space, great for cooking, hosting, or just hanging out. Upstairs, you'll find two generous bedrooms, each with its own ensuite, giving everyone their own space. Need extra storage? The easily accessible attic has you covered. Outside, enjoy your own private & maintenance free yard, perfect for soaking up the sun or hosting casual get-togethers with friends and family. Enjoy ample options for parking including your own assigned stall steps from yard and tons of street parking out front! Living in Auburn Bay means more than just a beautiful home, it's about community, connection, and an unbeatable lifestyle. Enjoy year-round access to a private 43-acre lake with a beach, swimming, paddling, and fishing in summer, plus skating and hockey in winter. Just minutes from Seton's top-tier shopping, dining, South Health Campus, and theater, with schools, parks, and playgrounds right in the neighborhood. Quick access to Deerfoot and Stoney Trail makes commuting easy. Ideal for first-time buyers, young professionals, or downsizers craving low-maintenance living in







one of Calgary's most desirable lake communities. Don't miss your chance to make Auburn Bay home!

Built in 2013

Essential Information

MLS® # A2208269 Price \$417,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,257 Acres 0.00 Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 77 Auburn Bay Street Se

Subdivision Auburn Bay
City Calgary
County Calgary
Province Alberta

Postal Code T3M 2A4

Amenities

Amenities None

Parking Spaces 1

Parking Stall

Interior

Interior Features Ceiling Fan(s), Kitchen Island, Quartz Counters

Appliances Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer

Stacked

Heating Forced Air

Cooling None
Basement None

Exterior

Exterior Features None

Lot Description Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2025

Days on Market 1

Zoning M-1

HOA Fees 509

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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