

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

MLS® #A2208269

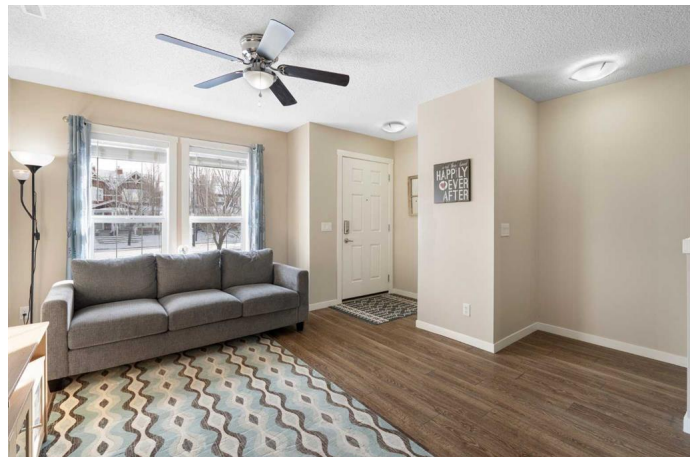
**\$417,000**

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 townhome—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™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	4
Zoning	M-1
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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