

# \$359,999 - 57 Auburn Bay Common Se, Calgary

MLS® #A2240452

**\$359,999**

2 Bedroom, 3.00 Bathroom, 1,207 sqft

Residential on 0.00 Acres

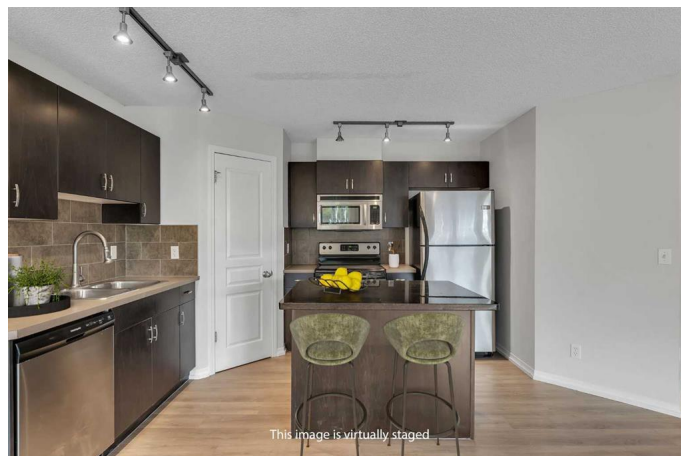
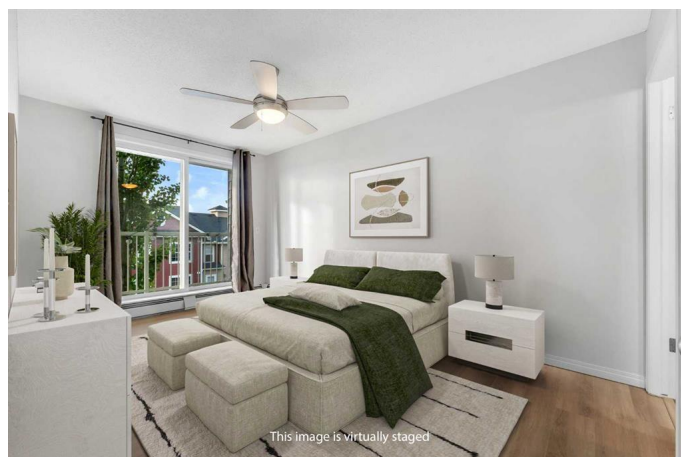
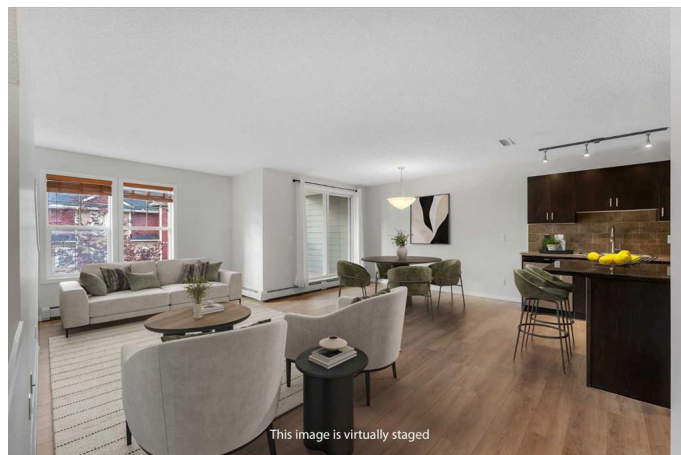
Auburn Bay, Calgary, Alberta

Don't miss out on this incredible opportunity to live in the desirable lake community of Auburn Bay, just a stone's throw from the hospital and the shops in Seton. This upgraded unit features an open concept main floor with a beautiful kitchen, complete with a granite center island and stainless steel appliances. The kitchen seamlessly flows into the living and dining areas, which open onto a spacious above-ground deck perfect for relaxing. A convenient 2-piece powder room rounds out this level. Upstairs, you'll find two generously sized bedroom suites, each with its own full en-suite bathroom and walk-in closet. The master suite also boasts a private balcony, offering a peaceful retreat, and a second-floor laundry room adds extra convenience. This home includes one underground parking stall and an additional parking space just outside the unit. Best of all, you'll enjoy full lake access, with opportunities for swimming, fishing, boating, tennis, skating, and more. This home is in pristine condition, ready for you to move in and make it your own!

Built in 2008

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2240452  |
| Price     | \$359,999 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,207         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 57 Auburn Bay Common Se |
| Subdivision | Auburn Bay              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 0M6                 |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 2     |
| Parking        | Stall |
| # of Garages   | 1     |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry                                                     |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Stove |
| Heating           | Baseboard, Natural Gas, Boiler                                             |
| Cooling           | None                                                                       |
| Basement          | None                                                                       |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Lot Description   | Street Lighting         |
| Roof              | Asphalt Shingle         |
| Construction      | Composite Siding, Stone |
| Foundation        | Poured Concrete         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 125             |
| Zoning         | M-X1            |
| HOA Fees       | 500             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

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