

# \$398,000 - 145 Auburn Bay Common Se, Calgary

MLS® #A2258110

**\$398,000**

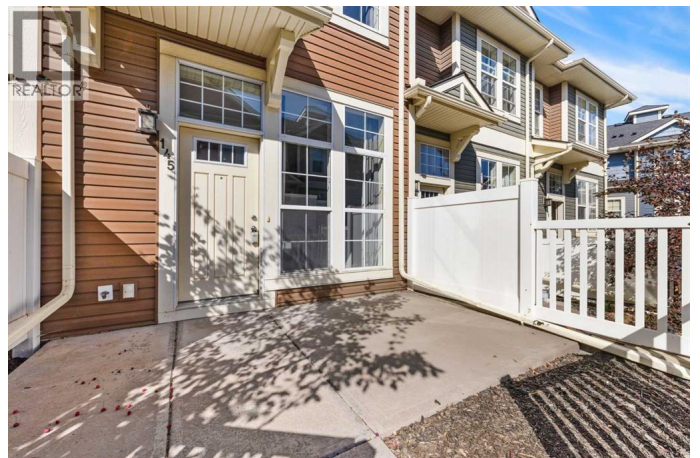
2 Bedroom, 3.00 Bathroom, 1,020 sqft

Single Family on 0.00 Acres

Auburn Bay, Calgary, Alberta

If you enjoy coffee runs and lake walks, this Auburn Bay townhouse puts you in the heart of everything you love. This charming and comfortable 2-bedroom, 2.5-bath home at Mosaic Montage is thoughtfully designed with an open floor plan that makes everyday living and entertaining easy. Step inside to a cozy and inviting main floor where the living room, dining, and kitchen flow seamlessly together. Upstairs, two spacious bedrooms each have their own full bath (plus a handy half bath on the main), giving everyone comfort and privacy. And here's a bonus you'll appreciate right away, a brand-new washer and dryer on the upper level plus a new water heater for peace of mind and added value. The oversized single attached garage is a true perk, roomy enough for two small cars or extra space for all your bikes, gear, and hobbies. The location is just as impressive: right across from a serene pond and walking paths, and only a few blocks to Auburn Bay Lake for year-round access to beaches, skating, and the community's fantastic amenities. Shops, schools, and everything else you need are all nearby. And the cherry on top? Low condo fees! Whether you're buying your first place, downsizing, or investing, this Auburn Bay townhouse blends style, function, and location, plus those fresh upgrades, into a home you'll love. Call your favourite realtor to book a showing! (id:6289)

Built in 2009



## Essential Information

Listing #	A2258110
Price	\$398,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,020
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

Address	145 Auburn Bay Common Se
Subdivision	Auburn Bay
City	Calgary
Province	Alberta
Postal Code	T3M0M5

## Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby
Features	Other, Parking
Parking Spaces	1
Parking	Attached Garage, Oversize, Tandem
# of Garages	1

## Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	3

## Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

## Listing Details

Listing Office	Real Broker
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