


77, 77 Auburn Bay Common SE  
Calgary, Alberta

MLS # A2198565



\$277,900



<b>Division:</b>		Auburn Bay	
<b>Type:</b>		Residential/Low Rise (2-4 stories)	
<b>Style:</b>		Apartment-Single Level Unit	
<b>Size:</b>	540 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>		Parkade	
<b>Lot Size:</b>		-	
<b>Lot Feat:</b>		-	
<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 428
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, Open Floorplan, See Remarks, Separate Entrance		
<b>Inclusions:</b>	none		

This charming ground-level 1-bedroom condo in Auburn Bay, Calgary, offers a blend of convenience and comfort. The open-concept layout features cork flooring, a modern kitchen with stainless steel appliances, ample counter space that flows into a spacious living area&mdash;perfect for relaxing or entertaining. The large bedroom boasts an oversized glass barn door that opens to generous space with abundant closet space. The laundry room is just off of the four piece bathroom optimizing storage and functionality. Step outside to your private patio, ideal for morning coffee or evening relaxation. The unit comes with underground parking and additional storage, providing security and convenience. Located in a desirable lakeside community, you'll enjoy access to nearby parks, walking paths, and Auburn Bay's private lake, as well as proximity to shopping, restaurants, public transit and the South Health Campus . Ideal for first-time buyers, professionals, or investors seeking a low-maintenance lifestyle. Please call today to set up your private viewing!