

# \$407,000 - 77 Auburn Bay Street Se, Calgary

MLS® #A2214088

**\$407,000**

2 Bedroom, 3.00 Bathroom, 1,257 sqft

Residential on 0.00 Acres

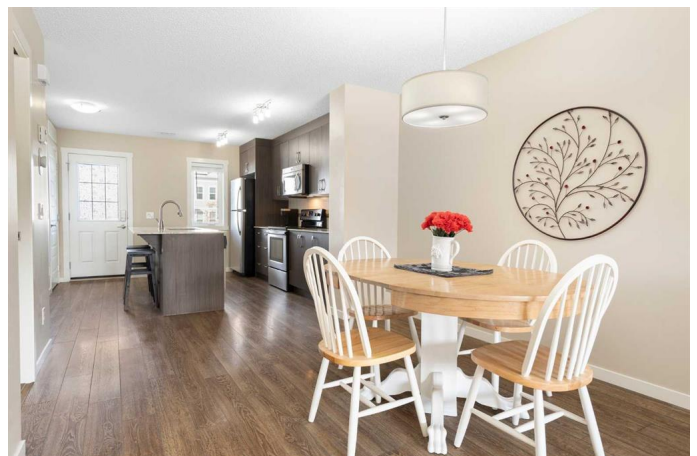
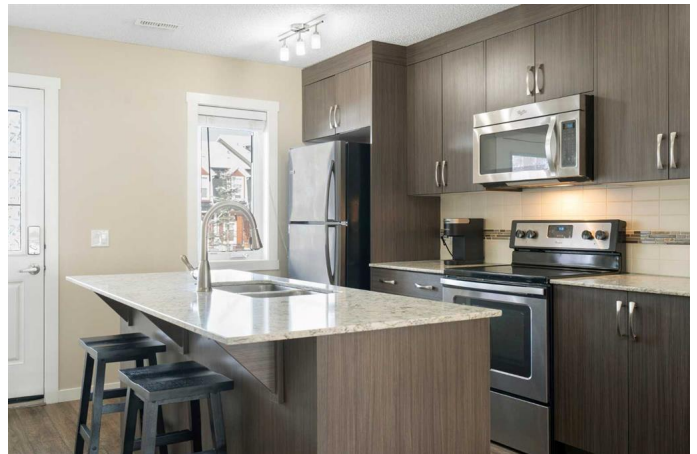
Auburn Bay, Calgary, Alberta

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, with BBQ gas line and included BBQ, 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! Access to public transportation is conveniently located just down the street.

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® #         | A2214088      |
| Price          | \$407,000     |
| 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, Refrigerator, Washer/Dryer Stacked, |

|          |            |
|----------|------------|
|          | Oven       |
| 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 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | M-1              |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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