

# \$277,900 - 77, 77 Auburn Bay Common Se, Calgary

MLS® #A2198565

**\$277,900**

1 Bedroom, 1.00 Bathroom, 540 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

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—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!

Built in 2007

## Essential Information

MLS® # A2198565

Price \$277,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	540
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	77, 77 Auburn Bay Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3m0m6

### **Amenities**

Amenities	Parking, Secured Parking, Snow Removal, Trash, Visitor Parking, Beach Access
Parking Spaces	1
Parking	Parkade

### **Interior**

Interior Features	Laminate Counters, No Animal Home, Open Floorplan, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Double Oven
Heating	Baseboard
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Private Entrance
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	March 3rd, 2025
-------------	-----------------

Days on Market	52
Zoning	M-X1
HOA Fees	493
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.