

# \$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.

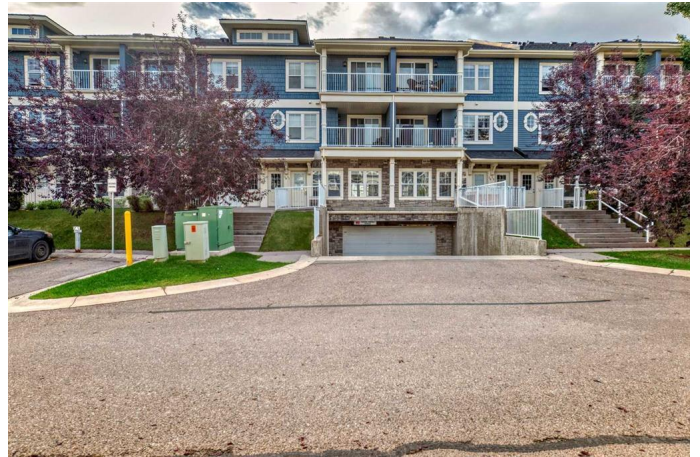
Step outside to your private patio, ideal for morning coffee or evening relaxation. The unit comes with underground parking and additional storage, providing security and convenience. Located in a desirable lakeside community, you'll enjoy access to nearby parks, walking paths, and Auburn Bay's private 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      | Beach Access, Parking, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                            |
| Parking        | Parkade                                                                      |

### Interior

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

### Exterior

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

### Additional Information

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

|                |      |
|----------------|------|
| Days on Market | 59   |
| 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„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.