



GRASSROOTS
REALTY GROUP

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61 Auburn Bay Common SE
Calgary, Alberta

MLS # A2232672



\$275,000

Division:	Auburn Bay		
Type:	Residential/Other		
Style:	Townhouse-Stacked		
Size:	534 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 437
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

This MODERN, 1-BEDROOM stacked townhome in AUBURN BAY offers the best of LOW-MAINTENANCE living with a PRIVATE ENTRANCE and a LARGE, FUNCTIONAL PATIO — perfect for entertaining or unwinding. The OPEN-CONCEPT layout features a functional kitchen with BREAKFAST BAR and PANTRY, a BRIGHT LIVING AREA, OFFICE NOOK, and a WALK-IN STORAGE CLOSET. You'll also find IN-UNIT LAUNDRY, a 4-PC BATHROOM plus TWO CEILING FANS. UNDERGROUND PARKING, and an ASSIGNED STORAGE LOCKER are huge perks of this home. Located just 1 BLOCK from a playground and a nice pond. You are surrounded by SCHOOLS, PARKS, and PATHWAYS — plus minutes from AUBURN BAY LAKE, SOUTH HEALTH CAMPUS, and plenty of SHOPPING, RESTAURANTS and AMENITIES in SETON CROSSING.