



GRASSROOTS
REALTY GROUP

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**77, 77 Auburn Bay Common SE
Calgary, Alberta**

MLS # A2198565



\$277,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	540 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 428
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: 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—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!