



GRASSROOTS
REALTY GROUP

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77 Auburn Bay Street SE
Calgary, Alberta

MLS # A2208269



\$412,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,257 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 181
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Quartz Counters		

Inclusions: Window blinds (all rooms), red window curtains (secondary room), blue window curtains (family room), wall mounted TV with wall mount (family room), over-the-toilet cabinets (upper floor), shower curtain and drape with curtain rod (secondary room), gas MasterChef BBQ with gas hookup and cover (backyard).

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!