

\$418,750 - 108 Auburn Bay Common Se, Calgary

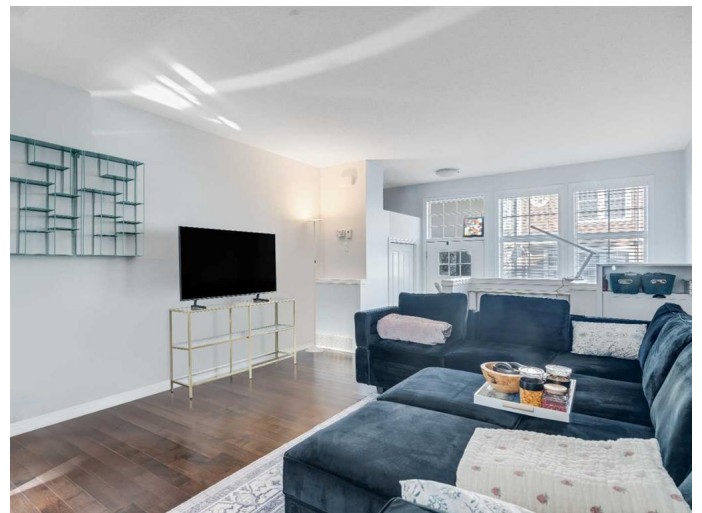
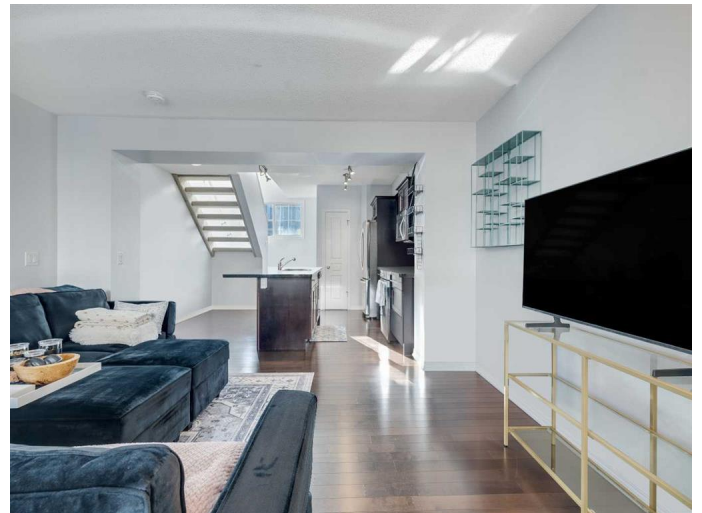
MLS® #A2202489

\$418,750

2 Bedroom, 3.00 Bathroom, 1,019 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

2 BEDROOMS | 2.5 BATHROOMS |
1,019 SQFT | OPEN LAYOUT | SINGLE
TANDEM ATTACHED GARAGE | STORAGE |
Welcome to this well kept 2-storey townhouse
in Mosaic Montage in the wonderful
community of Auburn Bay. As you enter the
home, you will enjoy the high ceilings and
spacious open concept living area with room to
relax and entertain. The kitchen features
granite counters throughout with a large
island with breakfast bar, fully tiled backsplash,
plenty of cabinet and counter space, and a
pantry. Just off the kitchen, the 2-piece
bathroom is convenient when hosting guests.
The open staircase heading to the second
level allows natural light to flood the living
area. On the second floor, unwind in the
master retreat with large window and a
3-piece ensuite bathroom. The second level
includes an additional bedroom, a 4 piece
bathroom, and laundry room. Additionally, the
lower level features a mudroom, an
abundance of storage and an oversized single
attached garage (13"x34") that also has room
for your motorcycle or bikes. Step outside to
enjoy your private fenced patio, perfect for
evening gatherings or weekend
barbecues. Enjoy the convenient location of
Mosaic Montage, just steps away from
shopping, schools, parks, playgrounds,
walking paths and the South Hospital. Just
moments away from Auburn Bay Lake,
you'll have exclusive access to year-round
recreation. Perfect for couples, professionals



or a small family, don't miss out on the chance to own this stunning sought after property! Reach out to book a showing today.

Built in 2008

Essential Information

MLS® #	A2202489
Price	\$418,750
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,019
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	108 Auburn Bay Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M4

Amenities

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Double Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

	Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Zoning	M-X1
HOA Fees	495
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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