



GRASSROOTS
REALTY GROUP

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18 Auburn Bay Common SE Calgary, Alberta

MLS # A2329192



\$333,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,192 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Baseboard	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 577
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	MX-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: As is where is

Don't miss this opportunity to own a well-maintained 2-storey townhome in the highly desirable lake community of Auburn Bay. Offering 2 bedrooms both with ensuites, 2.5 bathrooms, and two parking stalls, this home combines comfortable living with exceptional community amenities. Enter at ground level and head upstairs to the bright, open-concept main living area, featuring a spacious living room, dining area, functional kitchen, convenient 2-piece powder room, and a private balcony—perfect for relaxing or entertaining. The upper level offers two generously sized bedrooms, an extra area ideal for a home office or study space, and convenient upper-floor laundry. The primary bedroom features a walk-in closet and a private ensuite as well as a private balcony, the 2nd bedroom also has an ensuite 4-piece bathroom and walk in closet. Additional value includes one assigned outdoor parking stall and one underground parking stall. Living in Auburn Bay means enjoying exclusive access to the community's private lake, sandy beaches, year-round recreation, and a vibrant calendar of community events. Residents also benefit from close proximity to the Seton Urban District, including the South Health Campus, restaurants, shopping, entertainment, and convenient access to Deerfoot Trail and Stoney Trail. Court-ordered sale. Property is being sold "As Is, Where Is." Vacant and easy to show.