



GRASSROOTS
REALTY GROUP

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49 Auburn Bay Common SE
Calgary, Alberta

MLS # A2335122



\$384,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,020 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Double Garage Attached, Garage Door Opener, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Electric, Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Shingle
Basement:	None
Exterior:	Brick, Composite Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 524
LLD:	21-22-29-W4
Zoning:	M-X1
Utilities:	-

Inclusions: N/A

Low Condo Fees • Tandem Double Garage • Fenced Front Patio • Lake Access Auburn Bay brings year-round lake access & swimming and paddling in summer, skating once it freezes. Schools are within walking distance, Seton and South Health Campus are minutes away for shopping, dining and services, and Stoney Trail puts the rest of the city in easy reach. The rowhouse is priced with low condo fees in the quiet Mosaic Montage complex, in the heart of Calgary's southeast lake community of Auburn Bay. The bright, open-concept main floor is move-in ready, fresh paint, and a granite island that's perfect for cooking, entertaining, or catching up with friends over coffee. The spacious living room flows seamlessly into the kitchen, while a convenient powder room completes the main level. Pet-friendly living is made even better with the south facing front fenced patio. Upstairs, you'll find two generous bedrooms, new carpet, two full bathrooms, and an upper-floor laundry room, a rare and highly practical layout that provides added comfort and privacy for roommates or guests. The freshly painted tandem double garage takes a full-size pickup or SUV with room left for bikes, tools, and seasonal gear. Out front, a fenced patio makes pet-friendly living easy and gives you somewhere to sit with a coffee. Low fees, low maintenance, and a lake membership with all the amenities close by.