

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

**MLS # A2202359**



**\$269,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	524 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	0.66 Acre		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Hot Water

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Composite Siding, Stone, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Closet Organizers, No Smoking Home, Pantry, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 437

**LLD:** -

**Zoning:** M-X1

**Utilities:** -

**Inclusions:** Window Blinds, Curtain Rods, 1 Garage Remote, Window Air Conditioner

Welcome to this affordable, very well maintained one bedroom townhome with an underground parking stall and storage locker included, and with lake access provided in this great lake community of Auburn Bay. Looking to purchase your first home or an investment property? This is the one you have been waiting for! This well laid out townhome offers one bedroom with sliding glass wall, open concept kitchen with corner pantry and updated stainless steel appliances, dining area or office space, living room with large windows, a 4 piece bathroom, laundry room with lots of storage shelves, and a large in-suite storage room. Private walk-up entrance with spacious balcony. Phantom screen added to the front door and window air conditioner included. Unlike many townhomes, this property includes all utilities except electricity. Mosaic Montage of Auburn Bay is a well run complex, is pet-friendly with a fenced in dog run, has visitor parking and is in a great location close to the lake, and all of the amenities in Seton including grocery stores, restaurants, and the South Health Campus. Easy access in and out of the neighbourhood and to major roadways. Don't miss out, schedule your viewing today!