

# \$419,900 - 108 Auburn Bay Common Se, Calgary

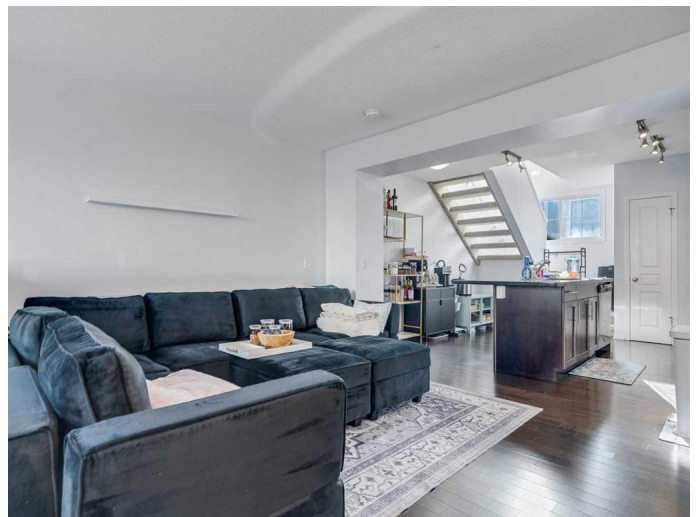
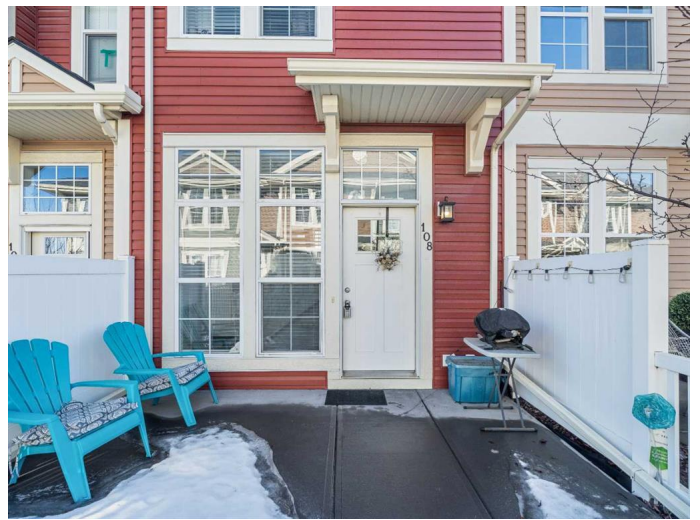
MLS® #A2192445

**\$419,900**

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  
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® #         | A2192445      |
| Price          | \$419,900     |
| 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        | Oversized, Single 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    | February 28th, 2025 |
| Days on Market | 13                  |
| Zoning         | M-X1                |
| HOA Fees       | 495                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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