

# \$410,000 - 145 Auburn Bay Common Se, Calgary

MLS® #A2258110

**\$410,000**

2 Bedroom, 3.00 Bathroom, 1,020 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

If you enjoy coffee runs and lake walks, this Auburn Bay townhouse puts you in the heart of everything you love. This charming and comfortable 2-bedroom, 2.5-bath home at Mosaic Montage is thoughtfully designed with an open floor plan that makes everyday living and entertaining easy.

Step inside to a cozy and inviting main floor where the living room, dining, and kitchen flow seamlessly together. Upstairs, two spacious bedrooms each have their own full bath (plus a handy half bath on the main), giving everyone comfort and privacy. And hereâ€™s a bonus youâ€™ll appreciate right away, a brand-new washer and dryer on the upper level plus a new water heater for peace of mind and added value.

The oversized single attached garage is a true perk, roomy enough for two small cars or extra space for all your bikes, gear, and hobbies.

The location is just as impressive: right across from a serene pond and walking paths, and only a few blocks to Auburn Bay Lake for year-round access to beaches, skating, and the communityâ€™s fantastic amenities.

Shops, schools, and everything else you need are all nearby. And the cherry on top? Low condo fees!

Whether youâ€™re buying your first place, downsizing, or investing, this Auburn Bay townhouse blends style, function, and location , plus those fresh upgrades, into a home youâ€™ll love.



Call your favourite realtor to book a showing!

Built in 2009

### Essential Information

MLS® #	A2258110
Price	\$410,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,020
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	145 Auburn Bay Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M5

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Oversized, Tandem, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None

Basement                      None

**Exterior**

Exterior Features      Other  
Lot Description        Other  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 19th, 2025  
Days on Market        1  
Zoning                    M-X1  
HOA Fees                509  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Broker

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