119 Auburn Bay Common SE

Calgary | Active | MLS® A2348736

$405,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2009**	**1,017 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

Auburn Bay Lake Living | Custom Stonework, Pond Views & Room for Your Lifted Truck. Welcome to the highly sought-after lake community of Auburn Bay, where 119 at Mosaic Montage offers a warm, stylish home in a fantastic location. Step inside to a bright, open-concept main floor designed for both comfortable everyday living and effortless entertaining. The living room, dining area, and kitchen flow seamlessly together, complemented by a convenient powder room. Throughout the home, you'll find upgraded lighting and beautiful custom stonework, handcrafted by a Professional Stonemason from England, adding distinctive character you simply won't find in the average townhouse. Upstairs are two spacious bedrooms, each with its own full bathroom, providing an ideal layout for couples, guests, roommates, or a home office. Convenient stacked laundry completes the upper level. Downstairs, the tandem two-car garage offers excellent versatility, with a portion currently converted to additional storage. Hot and cold running water in the garage makes washing vehicles, pets, bikes, and outdoor gear incredibly convenient. And for truck owners, here's something you don't see every day: the open garage space can accommodate a full-sized lifted truck. The location ties it all together. Situated across from a peaceful pond and walking paths, the home is just a few blocks from Auburn Bay Lake, offering year-round access to beaches, swimming, skating, and all the amenities that make this one of Calgary's most desirable lake communities. Schools, shopping, restaurants, the South Health Campus, and everyday essentials are all close by, while the surrounding pathways and green spaces are right outside your door. Distinctive upgrades, exceptional garage space, lake-community living, and a location that's hard to beat. Come see what makes this Auburn Bay home stand out. Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348736
Bedrooms	2
Bathrooms	3
Year Built	2009
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,017 sq. ft.
Main Level Finished Area:	510 sq. ft.
Upper Level Finished Area:	507 sq. ft.
Below Grade Finished Area:	20 sq. ft.
Condo Fee:	$275.52
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	6,888 sq. ft.
Lot Frontage:	149'1½"
Front Exposure:	Southeast
Unit Exposure:	Southeast
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2009 (Age: 17)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1011937
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Other
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$532.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Mosaic Montage
Community:	Auburn Bay
Amenities:	Beach Access
Appliances:	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required

Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 10'9" × 6'1" ·
Main Floor	Kitchen · 11'8" × 7'1" ·
Main Floor	Living Room · 13'6" × 13'2" ·
2nd Floor	Bedroom · 12'5" × 8'11" ·
2nd Floor	Bedroom - Primary · 14'5" × 13'1" ·
Lower Level	Furnace/Utility Room · 13'9" × 6'2" ·
Lower Level	Storage · 9'10" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Granite Counters, Kitchen Island, Pantry, Stone Counters, Storage
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-X1
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/119-auburn-bay-common-se-calgary-a2348736/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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