125 Auburn Bay Common SE

Calgary | Active | MLS® A2337830

$398,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2009**	**1,008 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome home! Premium quartz finishes, a double garage and Auburn Bay’s lake lifestyle come together in this beautifully maintained, recently upgraded townhome. With low condo fees, a spacious front patio and a location close to the lake, this move-in-ready home offers plenty to love both inside and out. Large windows bring abundant natural light into the open-concept main floor, where engineered wood flooring adds warmth and style. The kitchen features premium quartz countertops, stainless steel appliances and a new stove, opening to a spacious living area that keeps you connected with guests while entertaining. A convenient powder room completes the main level. Upstairs, two bedrooms and two full bathrooms offer comfortable space to recharge, with matching premium quartz countertops bringing a cohesive finish to both bathrooms. The upper floor laundry, featuring a new washer and dryer puts everyday convenience right where you need it. An upgraded tankless hot water system and double garage round out the features that make this home as practical as it is inviting. Pride of ownership is evident throughout this exceptionally clean, smoke-free and pet-free home. Pets are welcome in the complex, subject to approval. Outside, your generous front patio is ready for morning coffee, a good book or a relaxing evening. Life in Auburn Bay extends well beyond your front door. Spend summer days swimming, kayaking, paddleboarding or fishing at the community’s private 43-acre lake, then embrace winter with skating and hockey. Explore the extensive pathways, parks and green spaces. Schools, the South Health Campus, grocery stores, restaurants, a Cineplex movie theatre, library and the world's largest YMCA are all nearby. Beautifully cared for. Thoughtfully upgraded. Ready to enjoy. Book your private showing and make your next move to Auburn Bay!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337830
Bedrooms	2
Bathrooms	3
Year Built	2009
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,008 sq. ft.
Condo Fee:	$275.57
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
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:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt

Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Upper Level
HOA Fee:	$523.92
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Mosaic Montage
Community:	Auburn Bay
Amenities:	Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 11'2" × 8'7" ·
Main Floor	Living Room · 13'1" × 11'8" ·
Main Floor	Dining Room · 11'4" × 4'6" ·
Main Floor	Foyer · 4'4" × 3'8" ·
Upper Level	Bedroom - Primary · 13'2" × 9'1" ·

Upper Level	Bedroom · 12'6" × 8'11" ·
Upper Level	Laundry · 3'7" × 3'5" ·
Title to Land:	Fee Simple
Community Features:	Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Exterior Features:	BBQ gas line, Lighting
Patio And Porch Features:	Patio
Lot Features:	Back Lane, City Lot, Landscaped, Paved
Num. of Parcels:	0
Fencing:	Cross Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-X1
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/125-auburn-bay-common-se-calgary-a2337830/

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