26 Auburn Bay Common SE

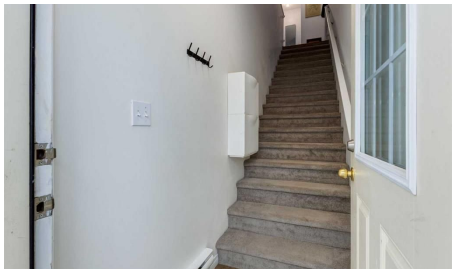
Calgary | Active | MLS® A2343592

$349,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2007**	**1,284 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to this bright and beautiful 2-bedroom, 2.5-bathroom townhome in the sought-after lake community of Auburn Bay. Offering an exceptional layout, two parking stalls, and an abundance of natural light, this home is the perfect blend of style and functionality.

The open-concept main floor is designed for modern living, featuring bright white quartz countertops, durable cork flooring, and expansive south-facing windows that flood the space with sunlight throughout the day. The seamless flow between the kitchen, dining, and living areas creates an inviting atmosphere for entertaining and everyday living. Step out onto the private balcony off the dining area, the perfect spot for summer BBQs or relaxing in the sunshine.

Upstairs, you'll find two spacious bedrooms, each complete with its own walk-in closet and private ensuite bathroom, offering comfort and privacy. A generous flex space on the upper level provides the ideal setup for a home office, reading nook, or workout area. The primary suite also features its own private balcony, creating the perfect retreat to enjoy your morning coffee.

Additional highlights include two parking stalls - one secure underground stall and one titled surface stall conveniently located directly outside your front door, plus a secure underground storage locker for all your seasonal gear and extra belongings.

Enjoy the ease of low-maintenance living with condo fees that include heat, water, and sewer. Owners are only responsible for electricity.

Perfectly positioned in Auburn Bay, this home offers an unbeatable lifestyle with access to the community's private lake, extensive pathways, parks, and excellent schools. Just minutes away, you'll find the amenities of Seton, including the South Health Campus, YMCA and Calgary Public Library, along with a growing selection of shops, restaurants, and entertainment.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343592
Bedrooms	2
Bathrooms	3
Year Built	2007
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:	1,284 sq. ft.
Main Level Finished Area:	606.66 sq. ft.
Upper Level Finished Area:	648.19 sq. ft.
Condo Fee:	$577.04
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2007 (Age: 19)
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:	2

Plan:	0815304
Heating:	Baseboard, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Cork
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Heated Garage, Stall, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Hall, Upper Level
HOA Fee:	$523.92
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Mosaic Montage
Community:	Auburn Bay
Amenities:	Trash, Visitor Parking
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, Cats OK, Dogs OK, Yes
Main Floor	Dining Room · 11'4" × 7'7" ·
Main Floor	Kitchen · 14'11" × 10'7" ·
Main Floor	Living Room · 21'11" × 15'4" ·
2nd Floor	Bedroom · 11'4" × 9'3" ·
2nd Floor	Bedroom - Primary · 15'1" × 9'4" ·
2nd Floor	Office · 13'2" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-X1
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/26-auburn-bay-common-se-calgary-a2343592/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.