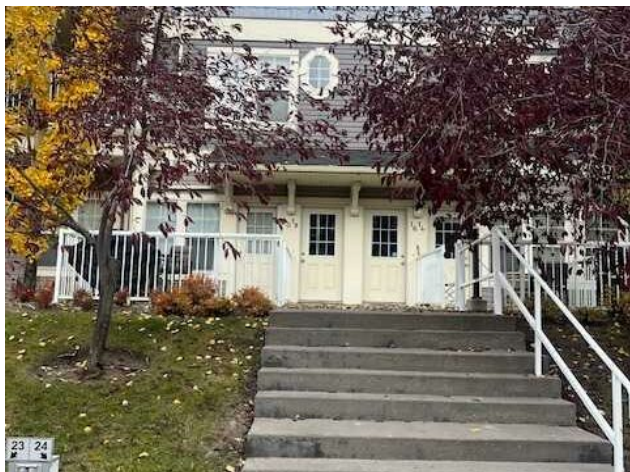


18 Auburn Bay Common SE
Calgary, Alberta

MLS # A2266908



\$390,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,192 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Baseboard
Floors:	See Remarks
Roof:	Asphalt Shingle
Basement:	Other
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 545
LLD:	-
Zoning:	MX-1
Utilities:	-

Inclusions: As is where is

Welcome to your new home in the vibrant lake community of Auburn Bay! This 2-storey, 2-bedroom townhome offers the perfect blend of comfort, functionality, and design – ideal for first-time buyers, downsizers, or investors. Living in Auburn Bay means enjoying one of Calgary’s most sought-after lake communities, where residents have exclusive access to Auburn Bay Lake, sandy beaches, and year-round recreational activities including swimming, skating, paddleboarding, and community events. You’re just minutes from Seton Urban District, featuring the South Health Campus, restaurants, shopping, and entertainment – plus quick access to major routes like Deerfoot Trail and Stoney Trail. Whether you’re relaxing at home or exploring the amenities around you, this townhome offers the perfect balance of lifestyle, location, and value. Court ordered sale. At this time showings are difficult to accommodate. Please reach out with questions.