

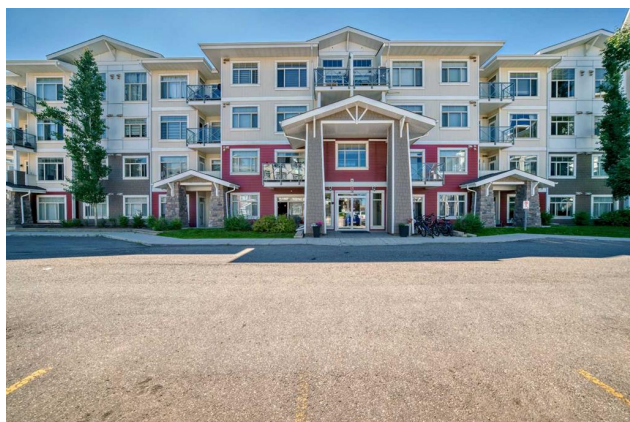


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 AUBURN BAY Link #411, Calgary T3M1Z6**

MLS®#: **A2133434**      Area: **Auburn Bay**      Listing Date: **07/09/24**      List Price: **\$389,500**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 07-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2014**

Finished Floor Area  
 Abv Sqft: **853**  
 Low Sqft:  
 Ttl Sqft: **853**

DOM

**69**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Heated Garage,Parkade,Secured,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`9" x 3`11"	Kitchen	Main	10`4" x 9`8"
Dining Room	Suite	10`7" x 8`4"	Living Room	Main	11`4" x 10`7"
4pc Bathroom	Main	7`11" x 4`11"	Flex Space	Main	8`0" x 7`6"
Bedroom - Primary	Main	14`5" x 9`11"	3pc Ensuite bath	Main	9`5" x 4`11"
Walk-In Closet	Main	6`7" x 4`11"	Laundry	Main	4`4" x 2`7"
Bedroom	Main	10`3" x 7`10"			

Legal/Tax/Financial

Condo Fee:  
**\$512**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1412147**

Remarks

Pub Rmks: **2 BDRM, 2 BATH AND DEN, TOP FLOOR WITH 9 FT CEILINGS THROUGHOUT AND 12 FT CEILINGS IN THE PRIMARY BEDROOM. WELCOME TO THIS LOVELY, SPACIOUS AND BRIGHT CONDO, in a fantastic neighborhood. This high ceiling penthouse has such an air to it, facing NW, you will be cooler all day with sunsets in the evening to relax on your balcony, and enjoy peaceful quiet. Walking in, there's a coat large closet, and with no wasted space, directly into the kitchen that features SS appliances, Maple Cabinetry with under cabinet lighting, Quartz counters, island with seating, Then a den across from the kitchen. The two bedrooms are separated by the living room, and both have new carpets just installed, with the primary bdrm having soaring 12 ceilings, a walk-through closet of his and hers closets and a 3-piece ensuite with matching quartz. The 2nd bdrm is spacious with a 9 ft ceiling, and the 2nd bathroom is a 4 piece with soaker tub and matching quartz. Condo fees include heat, including heated floors for cooler months. Immediate possession is available. This unit comes with a secure and heated parking in the garage and storage. There is alot of free Visitor Parking in front of the building, but make sure to register your car in the lobby. This Auburn Bay community offers a private lake-living lifestyle with access to the 43-acre Auburn Bay Lake and accompanying parkland with swimming, Tennis, Beach, Playground, Gym, Club Programs and much more. There are walking trails and bike paths. For indoor recreation, the Brookfield YMCA is close by, apparently a very large facility. Close to shopping centers, the South Health Campus, public transit, and numerous schools, parks, and playgrounds. Not to mention easy access to Deerfoot and Stoney. This truly is one of the nicest areas in Calgary to call home. Don't miss this opportunity, the top floor units don't come up for sale often.**

Inclusions: **NONE**  
Property Listed By: **One Percent Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**