



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 AUBURN BAY Link #404, Calgary T3M 1Z8**

MLS®#: **A2139795**      Area: **Auburn Bay**      Listing Date: **06/09/24**      List Price: **\$409,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 27-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **844**  
 Low Sqft:  
 Ttl Sqft: **844**

DOM  
**19**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Parkade**

Utilities and Features

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

Construction: **Mixed**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Recessed Lighting,See Remarks,Storage**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 7`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 14`3"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>6`0" x 4`3"</b>	<b>Den</b>	<b>Main</b>	<b>8`0" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 4`1"</b>			

Legal/Tax/Financial

Condo Fee: **\$508**      Title: **Fee Simple**      Zoning: **M-2**  
 Fee Freq: **Monthly**

Legal Desc: 1512206

Remarks

Pub Rmks: **Welcome to luxury living in Auburn Bay, one of Calgary's most sought-after communities. This top-floor end unit executive condo is designed to impress, featuring stainless steel appliances, quartz countertops, a master bedroom with a raised ceiling, a den that can easily be converted into a 3rd bedroom, and elegant laminate floors with in-floor heating. The spacious wrap-around balcony offers stunning city and mountain views, while A/C ensures comfort during hot summer days and nights. With underground heated parking (storage locker included) and prime location just minutes from the hospital, shopping, and the beach, this exceptional home is the epitome of convenience and style. Start packing and call your favorite Realtor today to schedule a viewing. Your dream condo awaits!**

Inclusions: N/A  
Property Listed By: **The Real Estate Company**

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





