



THE
A-TEAM

**RE/MAX
FIRST**

22 AUBURN BAY Link #314, Calgary T3M 1Z8

MLS® #: **A2152721**

Area: **Auburn Bay**

Listing Date: **07/25/24**

List Price: **\$284,800**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **550**
Low Sqft:
Ttl Sqft: **550**

DOM

53
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Garage Door Opener, Parkade, Stall, Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line, Courtyard**

Construction: **Wood Frame**
Flooring: **Carpet, Ceramic Tile, Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Breakfast Bar, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	4' 11" x 9' 9"
Kitchen	Main	9' 11" x 9' 0"
Storage	Main	9' 6" x 4' 11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	8' 10" x 12' 11"
Living Room	Main	9' 11" x 16' 8"

Legal/Tax/Financial

Condo Fee:
\$332

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1512206**

Remarks

Pub Rmks: **BACK ON MARKET - STUNNING 1 BEDROOM + SMALL DEN CONDO ACROSS FROM SOUTH HEALTH CAMPUS HOSPITAL. Prime location and LAKE PRIVELEGES. Experience premier living in the heart of Auburn Bay with this 1-bedroom, 1-bathroom + den condo, perfect for young professionals and investors alike. Situated in the desirable "Stonecroft at Auburn Bay," this meticulously maintained 3rd-floor unit offers a blend of modern elegance and convenience. Boasting a spacious open-concept floor plan with 9' ceilings, this home features a classic kitchen equipped with stainless steel appliances, a quartz countertop, a subway tile backsplash, pot lights, pendant lighting, a flush eating bar, and dark cabinetry complemented by hand-scraped engineered hardwood flooring. The kitchen seamlessly flows into the dining/living room, where a cozy and stylish electric fireplace creates a warm ambiance. Step out onto your private west-facing balcony, complete with a BBQgas hookup, and enjoy the sunset views. The EXPANSIVE PRIMARY SUITE includes a walk-through closet and a spacious dual-entry full bath. The versatile DEN offers additional storage or living space, ideal for a small office or extra storage. IN SUITE LAUNDRY with upgraded washer and dryer ensures added convenience. Additional features includes 1 INDOOR ASSIGNED PARKING and a SEPERATE STORAGE LOCKER, providing ample space for all your belongings. This premium condo is just across the street from SOUTH HEALTH CAMPUS, making it an ideal choice for healthcare professionals. The building's prime location offers easy access to the Seton market area, YMCA, Auburn Lake, shopping, dining, transit, and Starbucks. With fantastic value and exceptional amenities, this home is perfect for first-time buyers and savvy investors. Welcome to your new home in Auburn Bay! Quick Possession Available.**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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