



THE
A-TEAM

**RE/MAX
FIRST**

16 AUBURN BAY Link #208, Calgary T3M 1Z6

MLS® #: **A2153064**

Area: **Auburn Bay**

Listing Date: **07/27/24**

List Price: **\$389,700**

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**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **890**
Low Sqft:
Ttl Sqft: **890**

DOM

53
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

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

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Garden,Playground,Storage**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`1" x 8`0"	4pc Bathroom	Main	5`1" x 8`0"
Bedroom	Main	8`0" x 10`4"	Bedroom - Primary	Main	9`11" x 20`4"
Den	Main	10`5" x 8`1"	Dining Room	Main	13`6" x 9`4"
Kitchen	Main	9`7" x 10`4"	Living Room	Main	10`9" x 11`4"

Legal/Tax/Financial

Condo Fee: **\$529**

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

Zoning: **M-2**

Legal Desc: **1412147**

Remarks

Pub Rmks:

Open House - Sat 3:30 to 5:00 PM. Welcome to this stunning bright, modern and spacious 2 Bed/2 Bath + Den (a bedroom size den), 9-foot ceilings with an underground heated parking and full-size underground storage unit, in very popular lake community of Auburn Bay. Its vacant and available for quick possession. Brand new carpet flooring and freshly repainted unit. The open concept floor plan with good size living spaces, perfect for entertaining. The kitchen features an abundance of cabinets, an island, stainless steel appliances and granite countertops. The living room is spacious and has an electric fireplace with the big window. The balcony is covered and even has a gas line for your barbeque. The spacious primary bedroom with a walk-through closet into the ensuite bathroom. The second bedroom with a big window/light and a full 4-piece bathroom right next door. Den is almost as big as a bedroom and an ideal workspace if you choose to work from home or use as a kid's playroom. This unit has In-suite laundry. This complex has a recreation common room, tons of visitor parking as well as street parking. With full lake access within walking distance, 5 schools, lots of green space, walking paths and parks, close to South Health Campus Hospital, shopping, cafes, restaurants and more! Auburn Bay has great access to both highways, Deerfoot and Stoney Trail (Ring Road) for great commuting in any direction and much more!!!

Inclusions:
Property Listed By:

**N/A
Royal LePage METRO**

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











