



THE
A-TEAM

**RE/MAX
FIRST**

22 AUBURN BAY Link #311, Calgary T3M 1Z8

MLS® #: **A2156123** Area: **Auburn Bay** Listing Date: **08/09/24** List Price: **\$399,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 07-Sep** 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: **855**
 Low Sqft:
 Ttl Sqft: **855**

DOM

40
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned, Parkade, Stall, Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding, Concrete, Stone, Wood Frame**
 Heating: **In Floor, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`0" x 9`6"	4pc Bathroom	Main	4`11" x 7`10"
Bedroom	Main	12`0" x 7`10"	Bedroom	Main	7`11" x 8`11"
Kitchen	Main	13`6" x 13`3"	Living Room	Main	10`8" x 18`8"
Bedroom - Primary	Main	9`11" x 16`4"			

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **1512206**

Remarks

Pub Rmks: **Welcome to 22 Auburn Bay Link SE, where comfort meets convenience in this beautifully designed RARE 3-bedroom, 2-bathroom home. Nestled in a sought-after lake community, you'll enjoy breathtaking views of the Rocky Mountains right from your patio. Step inside to discover a bright, airy space featuring 9' ceilings and expansive windows that flood the home with natural light. The modern kitchen boasts abundant cabinetry, a brand-new refrigerator, stainless steel appliances, and stunning white quartz countertops. The eating bar island is perfect for casual dining, while the luxury vinyl plank (LVP) flooring adds a touch of elegance throughout. The spacious primary bedroom offers a walk-through closet leading to a full ensuite bathroom. The two additional bedrooms are equally inviting and share a well-appointed 4-piece bathroom. Relax by the electric fireplace in your cozy living room, or step outside to the sunny, southwest-facing covered patio—perfect for entertaining with its BBQ hookup. This pet-friendly complex also includes in-suite laundry, a storage locker, bike storage, and a titled parking stall. Located just across from the South Calgary Health Campus and within walking distance to Auburn Bay Lake, the world's largest YMCA, and the vibrant Seton Retail District, this home offers unparalleled convenience and lifestyle.**

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







