

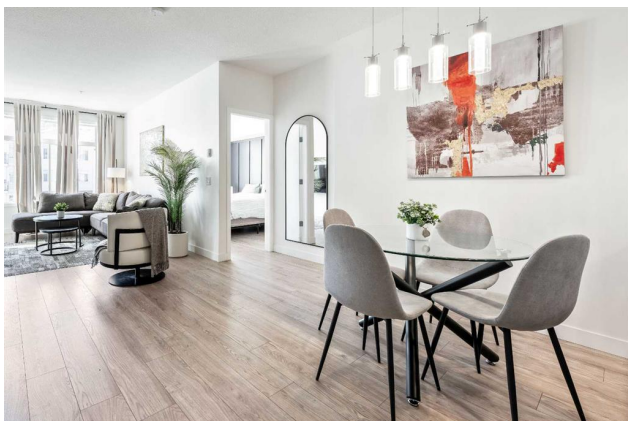


THE
A-TEAM

**RE/MAX
FIRST**

28 AUBURN BAY Link #301, Calgary T3M 1Z7

MLS® #: **A2163637** Area: **Auburn Bay** Listing Date: **09/22/24** List Price: **\$424,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **942**
 Low Sqft:
 Ttl Sqft: **942**

Additional Parking,Assigned,Enclosed,Guest,Secured,Side By Side,Stall,Underground

DOM

25
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

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

Construction: **Cement Fiber Board,Stone,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,High Ceilings,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`0" x 4`3"	Kitchen	Main	8`0" x 11`1"
Dining Room	Main	8`9" x 9`6"	Living Room	Main	8`11" x 14`0"
Bedroom - Primary	Main	9`10" x 13`6"	Bedroom	Main	8`6" x 12`11"
Den	Main	6`9" x 7`9"	Laundry	Main	2`10" x 7`1"
Balcony	Main	6`9" x 8`6"	4pc Bathroom	Main	4`11" x 8`3"
4pc Ensuite bath	Main	7`3" x 7`11"			

Legal/Tax/Financial

Condo Fee:
\$564

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1511167**

Remarks

Pub Rmks: **This 2-BEDROOM + DEN/FLEX ROOM unit is in Stonecroft, with access to a LAKE and CLUBHOUSE in the Auburn Bay community. The open-concept layout spans over 942 square feet, providing ample space for comfortable living. The unit has 2 UNDERGROUND HEATED PARKING STALLS near the entrance for easy grocery unloading! Upon entry, you will be greeted by 9-foot ceilings, modern laminate flooring, and IN-FLOOR HEATING (included in the condo fee). The kitchen features stunning white cabinetry with soft close hinges, stainless steel appliances, upgraded lighting, pot drawers, a pull-down kitchen tap with a deep sink, and white quartz countertops. Both bathrooms boast a 4-piece ensuite with a soaker tub, quartz countertops, and ceramic tiled floors. The primary bedroom easily accommodates a King bedroom suite with a striking dark accent wall and a well-sized walk-in closet. The primary ensuite also features a sleek glass-walled shower. Laundry is conveniently tucked out of sight in the unit, past the kitchen. Step out onto the south-facing deck with a BBQ gas line and enjoy the view. The location is unbeatable, close to major transportation routes like Deerfoot Trail and Stoney Trail, yet it has all the conveniences one needs within walking distance. The South Health Campus, medical offices, a world-class YMCA facility with a public library, grocery stores, Cineplex theatre, banks, restaurants, and various shops are all just a short walk away, making this home perfect for first-time home buyers, investors, or healthcare workers as a walkable rental. This home offers a WELLNESS LIFESTYLE and is in high demand due to the inclusion of 2 underground parking stalls and an owner's locker for extra storage. The building is pet-friendly and suitable for all ages. Move in today and experience the convenience and comfort of this unit!**

Inclusions: **White Shelves in Den/Flex Space; Curtain Rods/Curtains**
Property Listed By: **CIR Realty**

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

