



THE A-TEAM

RE/MAX FIRST

22 AUBURN BAY Link #306, Calgary T3M1Z8

MLS® #: A2163816 Area: Auburn Bay Listing Date: 09/06/24 List Price: \$394,900
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: Stall, Underground

Finished Floor Area
Abv Sqft: 865
Low Sqft:
Ttl Sqft: 865

DOM

138
Layout
Beds: 2 (2 )
Baths: 2.0 (2 0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: In Floor
Sewer:
Ext Feat: Balcony, Courtyard

Construction: Composite Siding, Wood Frame
Flooring: Carpet, Hardwood
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Quartz Counters, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom, Living Room, Kitchen, 4pc Bathroom, Dinette, 4pc Ensuite bath, and Laundry.

Legal/Tax/Financial

Condo Fee: \$517 Title: Fee Simple Zoning: M-2

Fee Freq:  
**Monthly**

Legal Desc: **1512206**

Remarks

Pub Rmks: **This unit offers a lovely layout in the well sought after Lake Community of Auburn Bay. It comes complete with Underground Heated Parking, Storage and Bikes lockers. This unit is a Block away from all amenities Seton has to offer, Shopping, Restaurants, Heath Services and the most amazing YMCA! This beautiful unit has some other amazing features such as a great floor plan with two big bedrooms and two full bathrooms, the primary suite has a walk through closet to it's own bathroom. a kitchen for the inner chef complete with a quartz top, stainless steel appliances and your own very private balcony right off the living area, you can enjoy this space all year around. Come and see what this unit and this amazing community has to offer. Please note some of the furniture can be added in the sale.**

Inclusions: **n/a**

Property Listed By: **First Place Realty**

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











