



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

**106**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 8`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 10`6"</b>	<b>Dinette</b>	<b>Main</b>	<b>13`0" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`7" x 9`8"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 7`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>2`10" x 7`1"</b>

Legal/Tax/Financial

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

Fee Freq:  
**Monthly**

Legal Desc: **1512206**

Remarks

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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**

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