

28 AUBURN BAY Link #304, Calgary T3M 1Z7

MLS® #: **A2167860** Area: **Auburn Bay** Listing Date: **09/25/24** List Price: **\$395,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 13-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**

Finished Floor Area
 Abv Sqft: **854**
 Low Sqft:
 Ttl Sqft: **854**

DOM

87
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

Access:

Lot Feat:
 Park Feat: **Assigned,Garage Faces Side,Parkade,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,Granite Counters,Low Flow Plumbing Fixtures,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$506

Fee Simple

M-2

Fee Freq:
Monthly

Legal Desc: 1511167

Remarks

Pub Rmks: ***** BEST VALUE IN COMPLEX ***RARE 3 BEDROOM CORNER UNIT WITH PREMIUM SIDE-BY-SIDE PARKING STALLS, AND MOUNTAIN VIEWS! Welcome to this beautiful 3-bedroom condo, located in the heart of Auburn Bay, a 4-season lake community and just steps from the South Health Campus, Seton shopping, and more. As you enter, you're greeted by an inviting open-concept floor plan. The kitchen, on your right, features sleek quartz countertops, stainless steel appliances, and a built-in island that opens up to the spacious main living area. The owner's retreat is a true sanctuary, featuring 9-foot ceilings, a walk-through closet, and a spa-like ensuite. This private space offers the perfect spot to unwind after a long day. The second and third bedrooms are spacious, sharing a 4-piece bathroom. Step outside and enjoy the oversized corner balcony, where you'll be treated to beautiful mountain views—a perfect spot to relax and take in the stunning surroundings. This unit also comes with the convenience of two side-by-side parking stalls and a generous storage area, making life easier in every way. Auburn Bay is a vibrant community offering year-round recreational activities, including fishing, paddle boarding, skating and more, with plenty of local events to enjoy. Whether you're an outdoor enthusiast or looking for a family-friendly atmosphere, this neighborhood has something for everyone. With easy access to Deerfoot and Stoney Trail, commuting is a breeze, while nearby amenities provide the perfect blend of comfort and convenience. Welcome home!**

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









