



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**28 AUBURN BAY Link #212, Calgary T3M 1Z7**

MLS® #: **A2172416**      Area: **Auburn Bay**      Listing Date: **10/11/24**      List Price: **\$299,990**  
 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:

**Assigned,Stall,Underground**

Finished Floor Area  
 Abv Sqft: **676**  
 Low Sqft:  
 Ttl Sqft: **676**

DOM

**6**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof:  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Courtyard**

Construction: **Composite Siding,Wood Frame**  
 Flooring: **Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **High Ceilings,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`4" x 4`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 13`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 8`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 17`2"</b>	<b>Office</b>	<b>Main</b>	<b>7`5" x 4`11"</b>

Legal/Tax/Financial

Condo Fee: **\$408**      Title: **Fee Simple**      Zoning: **M-2**

Fee Freq:  
**Monthly**

Legal Desc: **1511167**

Remarks

Pub Rmks: **Welcome to this bright and stylish 1-bedroom plus den condo in the heart of Auburn Bay! Flooded with natural light from south-facing windows, this unit boasts lovely views of the courtyard and South Health Campus. The modern open layout features 9' ceilings, laminate flooring, and a gourmet kitchen with stainless steel appliances, quartz countertops, an under-mounted sink, and a spacious island—ideal for entertaining. The living and dining areas flow seamlessly, creating a cozy atmosphere for relaxation. The master bedroom includes a walk-through closet and ensuite bathroom, while the den offers versatility as a home office or extra storage. Step outside to your south-facing patio, complete with a gas line for your BBQ, perfect for enjoying warm evenings. This condo also includes assigned underground parking, a storage locker, and access to a large bike room. Conveniently located near shopping, dining, and just steps from Auburn Bay Lake House, this is the perfect spot for easy living!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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











