



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

53
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
4pc Ensuite bath	Main	7`4" x 4`10"	Bedroom	Main	9`11" x 13`8"
Dining Room	Main	11`1" x 8`9"	Kitchen	Main	11`0" x 8`11"
Living Room	Main	12`11" x 17`2"	Office	Main	7`5" x 4`11"

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **1511167**

Remarks

Pub Rmks: **One of the best price-per-square-foot deals for a 1-bedroom condo in Southeast Calgary, offering 676 sq ft of living space! 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 offers lovely views of the courtyard and South Health Campus. The modern, open-concept layout features 9' ceilings, sleek laminate flooring, and a gourmet kitchen equipped with stainless steel appliances, quartz countertops, an under-mounted sink, and a spacious island—perfect for entertaining. The living and dining areas flow seamlessly, creating a cozy atmosphere for relaxation. The master bedroom includes a walk-through closet leading to a well-appointed ensuite bathroom, while the den provides versatility as a home office or additional storage space. Step outside to your private south-facing patio, complete with a gas line for your BBQ—ideal for enjoying warm summer evenings. This condo also comes with assigned underground parking, a storage locker, and access to a large bike room. Conveniently located near shopping, dining, and just steps from the Auburn Bay Lake House, this unit offers the perfect blend of comfort, style, and convenience. Don't miss your chance to enjoy easy living in one of Calgary's most desirable communities!**

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

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







