



THE
A-TEAM

**RE/MAX
FIRST**

10 AUBURN BAY Link #401, Calgary T3M 1Y8

MLS® #: **A2174801** Area: **Auburn Bay** Listing Date: **10/24/24** List Price: **\$402,000**
 Status: **Active** County: **Calgary** Change: **-\$7k, 09-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**

Finished Floor Area
 Abv Sqft: **945**
 Low Sqft:
 Ttl Sqft: **945**

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Assigned,Heated Garage,Underground**

Utilities and Features

Roof: **Asphalt/Gravel**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Elevator,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`6" x 4`11"	4pc Ensuite bath	Main	7`4" x 8`3"
Bedroom	Main	8`7" x 14`0"	Bedroom - Primary	Main	9`11" x 13`8"
Den	Main	8`11" x 7`10"	Dining Room	Main	11`6" x 8`11"
Kitchen	Main	10`11" x 7`11"	Living Room	Main	10`9" x 18`2"

Legal/Tax/Financial

Condo Fee: **\$564** Title: **Fee Simple** Zoning: **M-2**

Legal Desc:

1410065

Fee Freq:
Monthly

Remarks

Pub Rmks: **TWO BEDROOM TWO BATHROOM plus DEN. Top floor unit in a popular Auburn Bay complex. Modern, functional kitchen. Open layout with lots of natural light. Good sized bedrooms. Large den which can be easily used as a third bedroom, office or even gym. Cozy balcony with gas line big enough for patio furniture. Heated underground parking, storage locker and unbeatable location makes this unit the best choice. Don't miss it!**

Inclusions: n/a
Property Listed By: CIR Realty

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







