



THE
A-TEAM

**RE/MAX
FIRST**

16 AUBURN BAY Link #110, Calgary T3M 1Z6

MLS®#: **A2176673**

Area: **Auburn Bay**

Listing Date: **11/07/24**

List Price: **\$357,500**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2014**

Lot Information

City/Town:
Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **878**
Low Sqft:
Ttl Sqft: **878**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Lighting,Other**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`3" x 9`10"	Walk-In Closet	Main	4`11" x 6`6"
3pc Ensuite bath	Main	9`5" x 4`10"	Kitchen	Main	10`4" x 9`8"
Bedroom	Main	7`9" x 9`7"	Dining Room	Main	10`8" x 8`8"
Entrance	Main	8`0" x 4`4"	Laundry	Main	2`10" x 2`7"
4pc Bathroom	Main	7`9" x 4`11"	Bedroom	Main	12`6" x 12`3"
Living Room	Main	12`6" x 10`8"			

Legal/Tax/Financial

Condo Fee:
\$524

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1412147**

Remarks

Pub Rmks: **Ground Level 3 Bed, 2 Bath Unit! Experience the best of maintenance-free living in this stylish 3 bedroom, 2 bathroom condo in the desirable lake community of Auburn Bay. Newly upgraded with modern light fixtures & brand new carpet throughout (both installed June 2024) and freshly painted walls. Step inside to an open-concept layout featuring neutral but trendy flooring, painting & finishes throughout. The spacious kitchen includes a large island with a breakfast bar, stainless steel appliances, ample cabinet space, and sleek quartz countertops. Through to the inviting living room which offers an electric fireplace along with a large wall of windows and an exterior door that open to a private covered patio, perfect for outdoor entertaining & provides alternate access to the unit. The primary bedroom is a private retreat, complete with an accent wall, a large walk-in closet, and a beautiful ensuite featuring a glass shower. The additional 2 bedrooms and 4-piece bathroom offer flexible space for family members, guests or a home office. Additional perks include in-suite laundry with a washer and dryer updated in 2024, heated floors, a heated underground parking stall, a dedicated underground storage locker, and a bicycle storage room. This well managed condo is just two blocks from Auburn Bay's community lake and within a 2-minute drive to grocery stores and popular dining spots, making it an ideal location for all to enjoy. Embrace the vibrant, amenity-rich lifestyle of Auburn Bay, with parks, pathways, a community lake, and much more right at your doorstep!**

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

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









