

22 AUBURN BAY Link #210, Calgary T3M 1Z8

MLS® #: **A2178044** Area: **Auburn Bay** Listing Date: **11/05/24** List Price: **\$420,000**
 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,Heated Garage,Parkade,Underground**

Finished Floor Area
 Abv Sqft: **886**
 Low Sqft:
 Ttl Sqft: **886**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

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

Utilities and Features

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

 Construction: **Composite Siding,Stone,Wood Siding**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

 Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	18`3" x 9`10"	Bedroom	Main	8`11" x 7`11"
Bedroom	Main	7`9" x 9`5"	Living Room	Main	13`11" x 10`7"
Kitchen	Main	10`3" x 9`6"	4pc Bathroom	Main	7`9" x 5`0"
3pc Ensuite bath	Main	9`4" x 4`11"	Foyer	Main	8`3" x 3`10"
Balcony	Main	11`8" x 7`6"	Dining Room	Main	10`7" x 6`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$532

Fee Simple

M-2

Fee Freq:
Monthly

Legal Desc: 1512206

Remarks

Pub Rmks: **Step into this spacious condo at Stonecroft in Auburn Bay. This beautiful and spacious 3-bedroom condo is currently vacant and ready to move in. With one of the larger corner units in the building and just steps away from the South Calgary Health Campus and the Brookfield YMCA, the world's largest YMCA. It's the perfect blend of convenience and comfort. Inside, you'll find an inviting open-concept living space with plenty of room to relax. The 9-foot ceilings and in-suite laundry add to the home's appeal. Plus, two-zone heated floors are included in the condo fee. This unit comes with a secure, heated underground parking space and a storage locker for your convenience. The building is pet-friendly, with a small dog park located right behind it. Auburn Bay's community perks include lake access, scenic walking and biking trails, and clubhouse amenities, all included in the HOA fee. The primary bedroom comfortably fits a king-sized bed and features a walk-through closet leading to an ensuite bathroom with a sleek glass-walled shower. The second bedroom is also generously sized, with a second full bathroom conveniently located nearby to serve both the second and third bedrooms. The third bedroom, located adjacent to the second bathroom, offers flexibility as a cozy guest room, den, or home office. The corner layout of this condo provides a sense of privacy and the west-facing balcony offers a sunny spot for relaxing or grilling with the built-in gas hookup. The kitchen is designed for both style and function, with walnut-look laminate flooring, white quartz countertops, stainless steel appliances, and soft-close cabinetry with revolving shelves for easy access. The large island provides ample space for meal prep and casual dining. With immediate possession available, this condo is perfect for first-time homebuyers or savvy investors. Don't miss out on this fantastic opportunity to call it home!**

Inclusions: **None**
Property Listed By: **RE/MAX Complete Realty**

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







