



THE A-TEAM

RE/MAX FIRST

22 AUBURN BAY Link #315, Calgary T3Z 1M8

MLS@#: A2183292 Area: Auburn Bay Listing Date: 12/16/24 List Price: \$359,000
Status: Active County: Calgary Change: -\$10k, 27-Jan 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, Underground

Finished Floor Area

Abv Sqft: 944
Low Sqft:
Ttl Sqft: 944

DOM

47
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Int Feat: Kitchen Island, No Smoking Home, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, Bedroom, Kitchen, Bathroom, Living Room, etc.

Legal/Tax/Financial

Condo Fee:
\$564

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1512206**

Remarks

Pub Rmks: **Largest unit for Less ! TWO BED , 2 BATH PLUS DEN! Auburn Bay in southeast Calgary is a highly sought-after lake community, known for its vibrant lifestyle and amenities. Walk to the new South Campus Hospital for Work!!! This particular unit might feature open-concept designs, large windows allowing natural light, and high-end finishes like stainless steel appliances and quartz countertops. The Stonecroft development, where many Auburn Bay condos are located, is within walking distance of amenities such as the South Health Campus, the world's largest YMCA, and shopping at Seton Urban District. Residents also enjoy exclusive access to Auburn Bay Lake for year-round recreational activities like kayaking, swimming, and skating**

Inclusions:
Property Listed By: **N/A**
Greater Calgary Real Estate

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





