



THE
A-TEAM

**RE/MAX
FIRST**

22 AUBURN BAY Link #315, Calgary T3Z 1M8

MLS®#: **A2183292**

Area: **Auburn Bay**

Listing Date: **12/16/24**

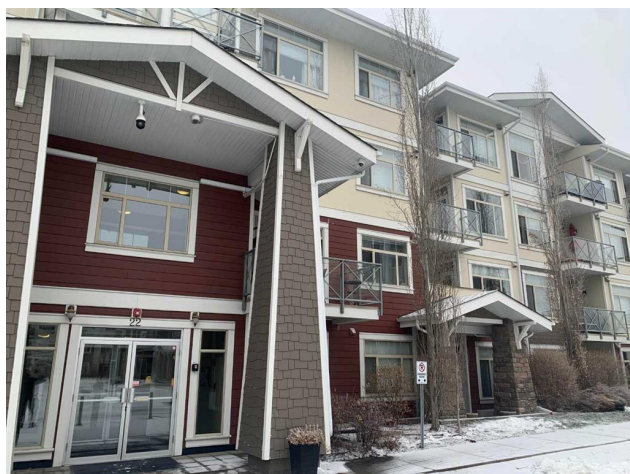
List Price: **\$399,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **944**
Low Sqft:
Ttl Sqft: **944**

DOM

5
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, Underground**

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	3`10" x 4`3"	Kitchen	Main	10`7" x 9`0"
Dining Room	Main	7`9" x 6`9"	4pc Bathroom	Main	8`6" x 4`11"
Bedroom	Main	8`6" x 12`11"	Living Room	Main	10`7" x 14`0"
Bedroom - Primary	Main	9`11" x 13`8"	Walk-In Closet	Main	6`7" x 4`4"
4pc Ensuite bath	Main	7`4" x 7`11"	Balcony	Main	6`11" x 8`6"
Laundry	Main	7`1" x 2`11"	Den	Main	7`10" x 6`6"

Condo Fee:
\$564

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1512206**

Remarks

Pub Rmks: **Auburn Bay in southeast Calgary is a highly sought-after lake community, known for its vibrant lifestyle and amenities. Condominiums in this area, including units like 315-22 Auburn Bay Link SE, offer a modern and convenient living experience. 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





