

22 AUBURN BAY Link #210, Calgary T3M 1Z8

MLS®#: **A2184856** Area: **Auburn Bay** Listing Date: **01/01/25** List Price: **\$405,000**
 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:

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

Heated Garage,Underground

DOM

31
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt**
 Heating: **In Floor,Fireplace(s)**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`11" x 10`7"	Kitchen	Main	10`3" x 9`6"
Dining Room	Main	10`7" x 6`8"	Bedroom - Primary	Main	18`3" x 9`10"
Walk-In Closet	Main	6`6" x 4`11"	3pc Ensuite bath	Main	9`4" x 4`11"
Bedroom	Main	8`11" x 7`11"	Bedroom	Main	7`9" x 9`5"
Foyer	Main	8`3" x 3`10"	4pc Bathroom	Main	7`9" x 5`0"
Laundry	Main	2`6" x 2`5"	Balcony	Main	11`8" x 7`6"

Legal/Tax/Financial

Condo Fee:
\$532

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1512206**

Remarks

Pub Rmks: **Step into this spacious condo at Stonecroft in Auburn Bay. This beautiful 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 open-concept layout with 9-foot ceilings, creating a bright, airy space perfect for relaxation. The east-facing balcony invites you to enjoy sunny afternoons or host a barbecue using the built-in gas hookup. The kitchen combines style and functionality, featuring white quartz countertops, stainless steel appliances, soft-close cabinetry with pull-out shelving, and a large island that makes meal prep and casual dining a breeze. The primary bedroom easily fits a king-sized bed and includes a walk-through closet leading to a sleek ensuite bathroom with a glass-walled shower. Two additional bedrooms provide flexibility, whether you need space for family, guests, or a home office. A second full bathroom is conveniently located nearby. This unit offers modern comforts such as in-suite laundry, two-zone heated floors included in the condo fee, and secure, heated underground parking with a private storage locker. The pet-friendly building even includes a small dog park, ensuring your furry friends feel at home too. With its vacant status and immediate availability, this condo is ready for you to make it your own. Whether you're looking for a dream home or a wise investment, this property checks all the boxes. Don't miss the opportunity to call this stunning condo yours—schedule a viewing today!**

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





