



THE
A-TEAM

**RE/MAX
FIRST**

22 AUBURN BAY Link #105, Calgary T3M 1Z8

MLS® #: **A2197391** Area: **Auburn Bay** Listing Date: **02/26/25** List Price: **\$348,000**
 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:

Underground

Finished Floor Area

Abv Sqft: **875**
 Low Sqft:
 Ttl Sqft: **875**

DOM

0

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Multi Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **BBQ gas line,Covered Courtyard**

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	7' 10" x 4' 11"	Bedroom - Primary	Main	20' 2" x 9' 9"
Kitchen	Main	10' 2" x 9' 6"	Dining Room	Main	9' 9" x 13' 10"
Living Room	Main	11' 0" x 10' 6"	Bedroom	Main	10' 0" x 7' 10"
4pc Bathroom	Main	8' 0" x 4' 11"	Office	Main	7' 10" x 10' 3"

Legal/Tax/Financial

Condo Fee: **\$548** Title: **Fee Simple** Zoning: **M-2**

Legal Desc:

1512206

Fee Freq:
Monthly

Remarks

Pub Rmks:

Spacious & Stylish Condo in Auburn Bay - Incredible Value! Welcome to this beautifully designed 2-bedroom + den, 2-bathroom condo in the sought-after lake community of Auburn Bay! Offering a bright and open floor plan, this unit features a modern kitchen with sleek cabinetry, stainless steel appliances, and a generous island—perfect for entertaining. The spacious living area flows seamlessly onto a large private patio, ideal for relaxing or hosting guests. The primary bedroom boasts a walk-through closet and a private ensuite, while the second bedroom is well-sized with easy access to the second full bathroom. The versatile den is perfect for a home office, workout space, or extra storage. Additional features include underground parking, in-suite laundry, and extra storage space. Enjoy the unbeatable lifestyle of Auburn Bay, where you're just minutes from the lake, parks, walking paths, and year-round recreational activities. Plus, you're within walking distance to shops, restaurants, and all essential amenities. With wonderful pricing on this fantastic home, this is an opportunity you don't want to miss!

Inclusions:

TV mount in the Principal Bedroom

Property Listed By:

Renzo Real Estate Inc.

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









