

# **\$375,000 - 401, 22 Auburn Bay Link Se, Calgary**

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MLS® #A2192909

**\$375,000**

2 Bedroom, 2.00 Bathroom, 946 sqft

Residential on 0.00 Acres

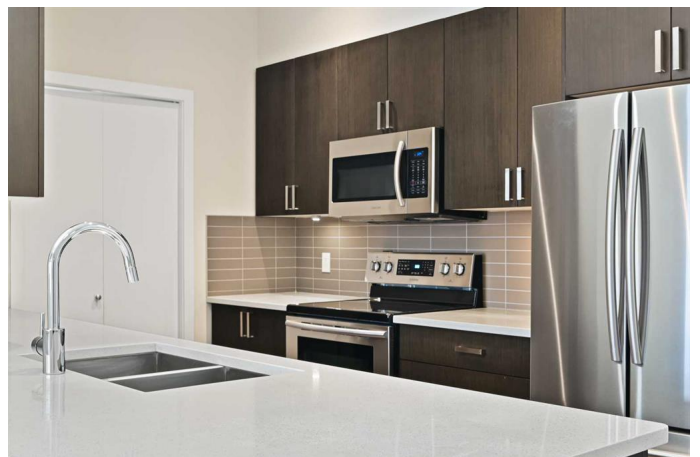
Auburn Bay, Calgary, Alberta

Top-Floor 2-Bedroom Condo with den in Auburn Bay with 2 Underground Parking Stallsâ€”Prime Location & Lake Community Living

Discover the perfect blend of comfort, style, and convenience in this stunning top-floor 2-bedroom, 2-bathroom condo in the highly sought-after lake community of Auburn Bay. Enjoy the peace and quiet of top-floor living, with no neighbors above you and less noiseâ€”perfect for those who value tranquility. With vaulted ceilings and a freshly painted interior, this home feels bright and spacious. The open-concept layout seamlessly connects the kitchen, eating area, and living room, creating an inviting space for both entertaining and everyday living. Step outside onto your private balcony just off the living roomâ€”an ideal spot to unwind.

Additional features include a dedicated computer workstation/den, in-suite laundry, two underground parking stalls, and a separate storage locker for added convenience.

Located directly across from South Health Campus and just a short walk to the vibrant shops, restaurants, and services of Seton, this home offers unparalleled accessibility. As a resident of Auburn Bay, youâ€™ll enjoy exclusive access to the private lake, sandy beaches, scenic walking trails, a year-round clubhouse, and recreational amenities like tennis courts and skating rinks.



Experience the best of lake community livingâ€”peaceful, active, and connected. Schedule your private viewing today!

Built in 2015

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2192909    |
| Price          | \$375,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 946         |
| Acres          | 0.00        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 401, 22 Auburn Bay Link Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 1Z8                    |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Parking, Secured Parking, Other |
| Parking Spaces | 2  |
| Parking        | Underground, Assigned                        |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)                      |
| Appliances        | Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | In Floor, Natural Gas  |

|                 |          |
|-----------------|----------|
| Cooling         | None     |
| Fireplace       | Yes      |
| # of Fireplaces | 1        |
| Fireplaces      | Electric |
| # of Stories    | 4        |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Storage                           |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                            |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 73                 |
| Zoning         | M-2                |
| HOA Fees       | 494                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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