

\$369,900 - 205, 22 Auburn Bay Link Se, Calgary

MLS® #A2184998

\$369,900

2 Bedroom, 2.00 Bathroom, 889 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Whether you're a First-time home buyer, Investor or Down-sizer, this 2 BEDROOM + den, 2 BATH home is perfect for you! Located across from the SOUTH CALGARY HEALTH CAMPUS and walking distance to Auburn Bay lake, the world's largest YMCA and the SETON RETAIL DISTRICT, you can safely leave your vehicles in the 2 included UNDERGROUND PARKING STALLS and start saving on gas. If you only have one vehicle, renting the 2nd stall as a mortgage helper is an option too. This east facing former builder show home with 9' ceilings, large windows and a fresh coat of paint is bright and welcoming and comes with maple cabinetry, stainless steel appliances, white quartz countertops, eating bar island, electric fireplace, in-suite laundry as well as an additional storage locker & bike room. You'll love the enormous primary bedroom, allowing additional space for a nursery, reading nook, extra wardrobe or dresser space - the possibilities are endless! The kitchen also comes with under cabinet lighting and garburator, both the kitchen and bathroom faucets are brand new and the covered balcony is equipped with BBQ hook-up. Your furry family member is also welcome and immediate possession is available so don't wait, book your private viewing today and start loving where you live!

Built in 2015



Essential Information

MLS® #	A2184998
Price	\$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	889
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

Community Information

Address	205, 22 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z8

Amenities

Amenities	Bicycle Storage, Elevator(s), Storage, Visitor Parking, Parking
Parking Spaces	2
Parking	Parkade, Underground
# of Garages	2

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s), Vinyl Windows, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer Stacked, Window Coverings, Garburator, Microwave Hood Fan
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	BBQ gas line
Construction	Concrete, Wood Frame, Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	January 8th, 2025
Days on Market	65
Zoning	M-2
HOA Fees	494
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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