

\$379,900 - 104, 22 Auburn Bay Link Se, Calgary

MLS® #A2112099

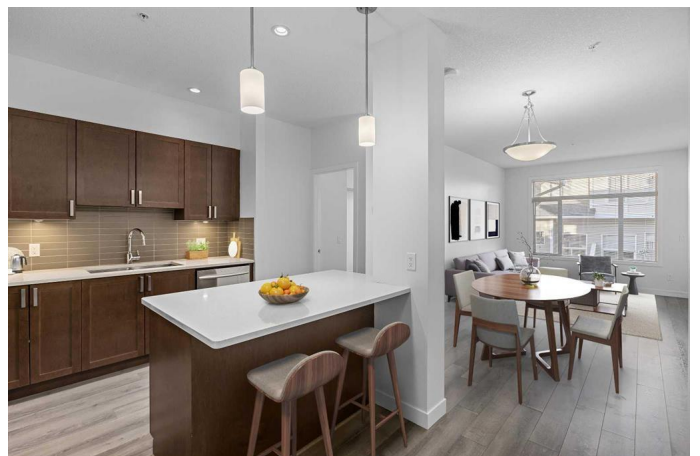
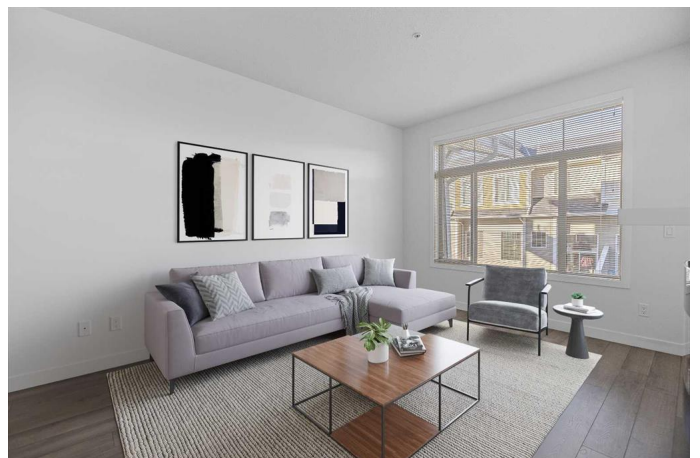
\$379,900

3 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Embrace a complete community living LIFESTYLE in Auburn Bay! Welcome to this THREE BEDROOM + TWO BATH condo located on the main floor with a PRIVATE OVERSIZED PATIO backing onto GREEN SPACE. This main floor unit boasts the most amazing outdoor retreat - that offers a quiet secluded atmosphere for you to enjoy. An OPEN FLOOR PLAN boasts function and elegance and features 9 ft ceilings, large venting windows and a FRESH neutral PAINT palette throughout. The kitchen offers an abundance of rich cabinetry overlaid with gleaming QUARTZ counters offset with a STAINLESS STEEL APPLIANCE package. The open ended ISLAND creates ease for bringing in groceries and offers additional seating for casual dining. Thoughtfully planned out, there is no transition between the kitchen and dining and Great Room - making it easy to create your furniture planning. A SPACIOUS PRIMARY BEDROOM features a walk through double closet & a private 3 PC EN-SUITE BATH that has an oversized walk in shower. The 2nd bedroom is positioned facing the patio with patio doors that lead directly out to the patio. The main FOUR PIECE BATH outfitted with a combo tub/shower unit is situated between the 2nd and 3rd bedrooms. Quartz countertops and good sized vanities are found in each bath. The centrally positioned Great Room sets the stage for entertaining and cozy evenings at home with an ELECTRIC FIREPLACE and IN FLOOR



HEAT. A garden door leads to the PRIVATE COVERED PATIO which includes a gas line for your barbecue. An amazing location within walking distance to SOUTH HEALTH CAMPUS and steps to ALL THE AMENITIES nearby which include the YMCA, a multitude of restaurants and groceries, a large movie theatre and of course ACCESS TO THE LAKE that offers tennis, kayaking, canoe rides, swimming, ice skating and other community sponsored events. This MOVE IN READY unit has TWO ASSIGNED PARKING STALLS & a storage unit & the building offers bike storage and plenty of visitor parking. Auburn Bay has easy access to Deerfoot and Stoney Trail. Start living your life within steps of work and play! Immediate possession is possible.

Built in 2015

Essential Information

MLS® #	A2112099
Price	\$379,900
Sold Price	\$380,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	889
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	104, 22 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 1Z2

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Covered, Enclosed, Garage Door Opener, Heated Garage, Parkade, Secured, Underground

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Boiler, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	Private Entrance, Private Yard
Construction	Brick, Vinyl Siding

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 13th, 2024
Days on Market	5
Zoning	M-2
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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