

\$407,900 - 104, 28 Auburn Bay Link Se, Calgary

MLS® #A2152778

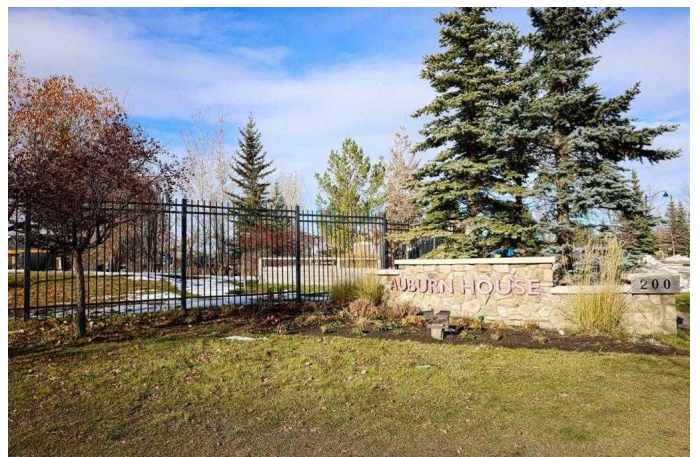
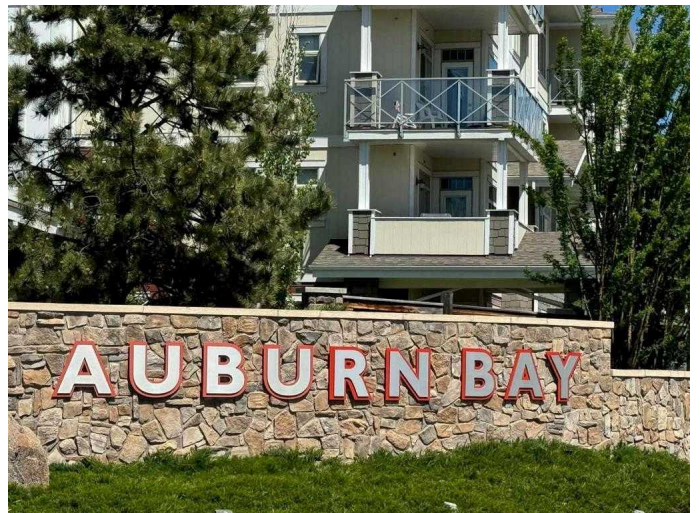
\$407,900

2 Bedroom, 2.00 Bathroom, 957 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

New price! Attention savvy investors!!! Are you searching for the perfect investment property in the sought-after lake community of Seton. Look no further! This spacious 3-bedroom condo, complete with excellent tenants, Welcome to Stonecroft at Auburn Bay, 957 SQF one of the biggest size condo into the building. located just a short walk across the street to the new South Calgary Health Campus, the Brookfield YMCA is nearby - the "biggest YMCA facility on earth"™! Spacious and impeccably clean, this home features 2 BEDROOMS + DEN the size of a full bedroom & closet, 2 BATHROOMS, OPEN PLAN KITCHEN, LIVING, AND DINING ROOMS, 9 FOOT CEILINGS and IN SUITE LAUNDRY. HEATED FLOORS THROUGHOUT ARE INCLUDED IN THE CONDO FEE, so no separate heating bills. SECURE HEATED UNDERGROUND PARKING SPACES (assigned) plus separate STORAGE LOCKER complete the package. PET FRIENDLY, with a small dog park located directly behind the building. The Auburn Bay community offers the popular lake-living lifestyle, with access to the 43 acres Auburn Bay Lake and accompanying parkland with walking and bike paths. LAKE AND CLUBHOUSE ACCESS are included in the HOA fee. For indoor recreation This home has a UNIQUE CORNER LAYOUT with your own private patio, along with overheight windows, brings in the sunshine. The open living plan features walnut-look laminate floors, white



quartz counters, stainless steel appliances. Cabinets are quiet-close with revolving shelves in the lower corner cupboard for easy access. The heart of the kitchen is a generous island with abundant quartz counters to spread out on when cooking. Adjacent is a dining area for hosting dinners with friends and family. The primary bedroom suits a king-size bed, with a walk-through closet and spacious ensuite with glass-walled shower. The two other bedrooms are also good sized and are separated from the primary bedroom by the living room. A second full bathroom is conveniently located between the 2nd and 3rd bedroom. A sunny west-facing patio opening off the living room and the third bedroom. has a gas hookup for your BBQ. Immediate possession is available with assuming the tenant. this home is perfect for first-time buyers and savvy investors. Donâ€™t miss this one!

Built in 2015

Essential Information

MLS® #	A2152778
Price	\$407,900
Sold Price	\$410,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	957
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	104, 28 Auburn Bay Link Se
Subdivision	Auburn Bay

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z7

Amenities

Amenities	Beach Access, Bicycle Storage, Parking, Party Room, Picnic Area, Playground, Visitor Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Underground

Interior

Interior Features	Breakfast Bar, High Ceilings
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Playground, Private Entrance
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Siding

Additional Information

Date Listed	July 25th, 2024
Date Sold	September 18th, 2024
Days on Market	54
Zoning	M-2
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
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