

\$379,900 - 207, 22 Auburn Bay Link Se, Calgary

MLS® #A2165903

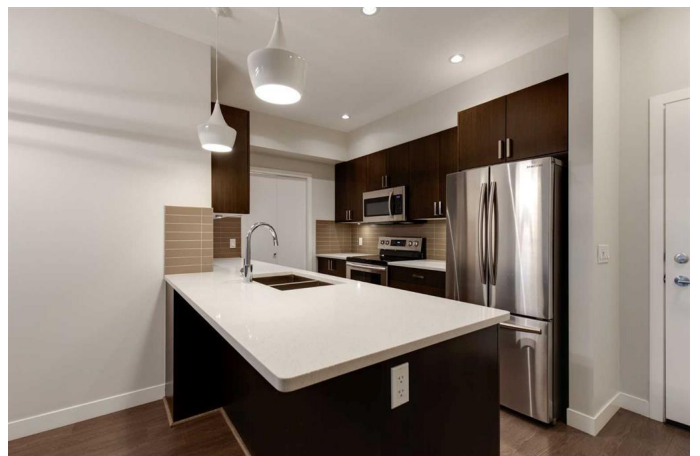
\$379,900

2 Bedroom, 2.00 Bathroom, 939 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

This home is as perfect for First-time Buyers as for someone who's Right-sizing or looking for a great investment thanks to its affordable price, low condo fees that include heat, and being surrounded by all the amenities you could ever hope for! This home has one of the most popular floor plans in the complex. The Kitchen, Dining Area and Great Rm in the Open-concept living space are all very spacious. The Master Bedroom & Ensuite provide a peaceful retreat and a generously sized second Bedroom is ideal for a Roommate or House Guest. But the icing on the cake is the additional Flex Rm which can be a Home Office, Gaming HQ, Chef sized Walk-in Pantry or additional storage beyond the included separate secured Storage unit. This particular unit stays cool in the summer thanks to its East exposure while in-floor heat throughout keeps it warm in the winter. And when those colder months come, you'll really appreciate that the underground parking & Garbage Rm are also heated! You'll also love being walking distance to Restaurants, Pubs, Coffee Shops, Grocery stores, Boutique Shops & numerous medical offices as much as the having the world's largest YMCA, walking & biking paths and parks so close by. Add in all the fun that comes with membership to your own private community lake and having quick access both within the community & to anywhere in the city, and you truly have found the one! You deserve to live this well!



Built in 2017

Essential Information

MLS® #	A2165903
Price	\$379,900
Sold Price	\$380,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	207, 22 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z8

Amenities

Amenities	Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Composite Siding

Additional Information

Date Listed	September 16th, 2024
Date Sold	September 27th, 2024
Days on Market	11
Zoning	M-2
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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