

\$275,000 - 314, 22 Auburn Bay Link Se, Calgary

MLS® #A2173341

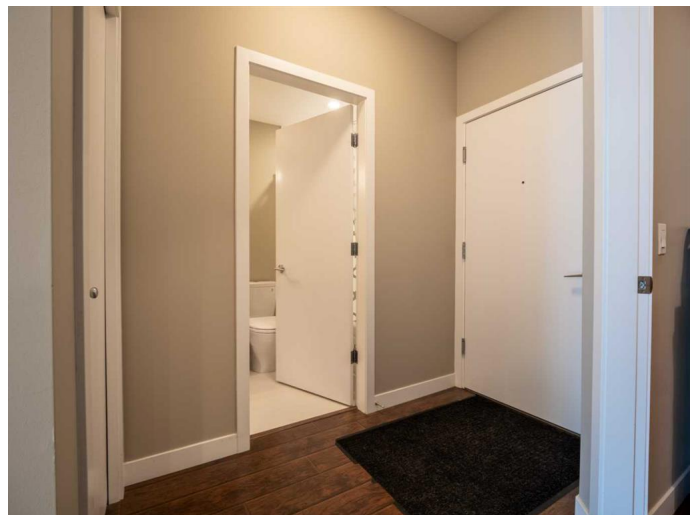
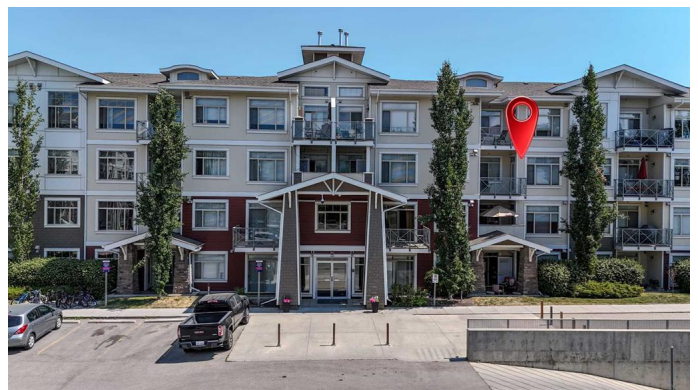
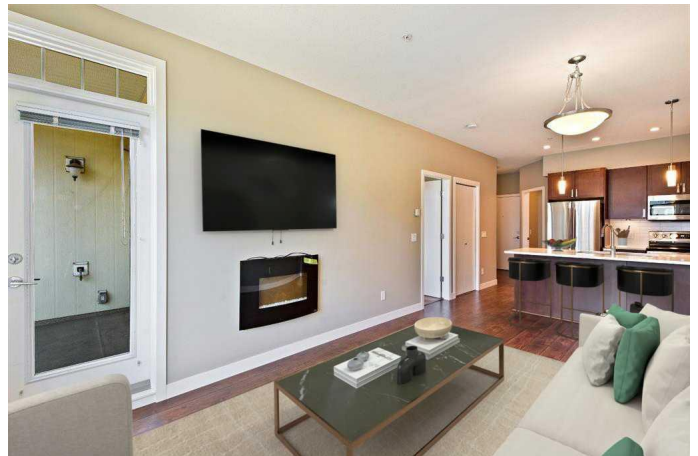
\$275,000

1 Bedroom, 1.00 Bathroom, 550 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

STUNNING 1 BEDROOM + SMALL DEN CONDO ACROSS FROM SOUTH HEALTH CAMPUS HOSPITAL. Prime location and LAKE PRIVELEGES. Experience premier living in the heart of Auburn Bay with this 1-bedroom, 1-bathroom + den condo, perfect for young professionals and investors alike. Situated in the desirable "Stonecroft at Auburn Bay," this meticulously maintained 3rd-floor unit offers a blend of modern elegance and convenience. Boasting a spacious open-concept floor plan with 9'™ ceilings, this home features a classic kitchen equipped with stainless steel appliances, a quartz countertop, a subway tile backsplash, pot lights, pendant lighting, a flush eating bar, and dark cabinetry complemented by hand-scraped engineered hardwood flooring. The kitchen seamlessly flows into the dining/living room, where a cozy and stylish electric fireplace creates a warm ambiance. Step out onto your private west-facing balcony, complete with a BBQ gas hookup, and enjoy the sunset views. The EXPANSIVE PRIMARY SUITE includes a walk-through closet and a spacious dual-entry full bath. The versatile DEN offers additional storage or living space, ideal for a small office or extra storage. IN SUITE LAUNDRY with upgraded washer and dryer ensures added convenience. Additional features includes 1 INDOOR ASSIGNED PARKING and a SEPERATE STORAGE LOCKER, providing ample space for all your belongings. This premium condo is



just across the street from SOUTH HEALTH CAMPUS, making it an ideal choice for healthcare professionals. The building's prime location offers easy access to the Seton market area, YMCA, Auburn Lake, shopping, dining, transit, and Starbucks. With fantastic value and exceptional amenities, this home is perfect for first-time buyers and savvy investors. Welcome to your new home in Auburn Bay! Quick Possession Available.

Built in 2015

Essential Information

MLS® #	A2173341
Price	\$275,000
Sold Price	\$270,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	550
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	314, 22 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1Z8

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Trash, Visitor Parking, Snow Removal
Parking Spaces	1

Parking	Stall, Underground, Parkade
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Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Elevator
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
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Heating	Central
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Electric
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# of Stories	4
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Exterior

Exterior Features	BBQ gas line, Courtyard
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Roof	Asphalt Shingle
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Construction	Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	October 24th, 2024
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Date Sold	November 20th, 2024
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Days on Market	27
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Zoning	M-2
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HOA Fees	493.85
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HOA Fees Freq.	ANN
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Listing Details

Listing Office	RE/MAX First
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