

# \$399,900 - 109, 22 Auburn Bay Link Se, Calgary

MLS® #A2227262

**\$399,900**

2 Bedroom, 2.00 Bathroom, 883 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to this bright and spacious 883 sq ft condo offering 2 bedrooms, 2 bathrooms, and the perfect blend of comfort, style, and convenience. Located in the highly sought-after lake community of Auburn Bay, this move-in ready home boasts a thoughtfully designed open concept living space that seamlessly combines the living, dining, and kitchen areas. Enjoy a modern kitchen featuring stainless steel appliances, a central island with seating perfect for breakfast or casual dining, and direct access to a large covered patio for year round enjoyment. The large primary bedroom has a 3-piece ensuite bathroom and a walk-in closet. The second bedroom is generously sized and located near the stacked laundry. Residents enjoy exclusive lake access along with a wide range of outdoor activities and year-round community events. You're also within walking distance to restaurants, grocery stores, a movie theatre, and more. Additional highlights include: Two assigned parking stalls, Private assigned storage unit and Plenty of visitor parking. Whether you're a first-time buyer, downsizer, or investor, this is an incredible opportunity to own in one of Calgary's best lake communities! Book your showing today

Built in 2015

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2227262          |
| Price          | \$399,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 883               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 109, 22 Auburn Bay Link Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 1Z8                    |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Other, Parking       |
| Parking Spaces | 2                    |
| Parking        | Parkade, Underground |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)                 |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Oven |
| Heating           | In Floor                                                                             |
| Cooling           | None                                                                                 |
| # of Stories      | 4                                                                                    |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Covered Courtyard, Courtyard    |
| Construction      | Brick, Vinyl Siding, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 107            |
| Zoning         | M-2            |
| HOA Fees       | 509            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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