

# \$369,900 - 401, 22 Auburn Bay Link Se, Calgary

MLS® #A2192909

**\$369,900**

2 Bedroom, 2.00 Bathroom, 946 sqft

Residential on 0.00 Acres

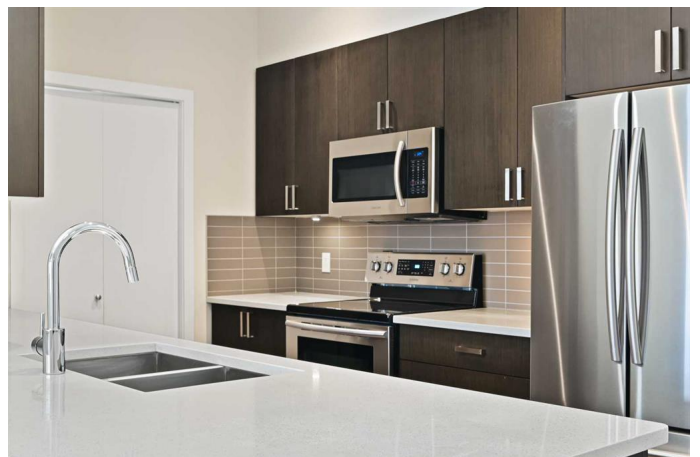
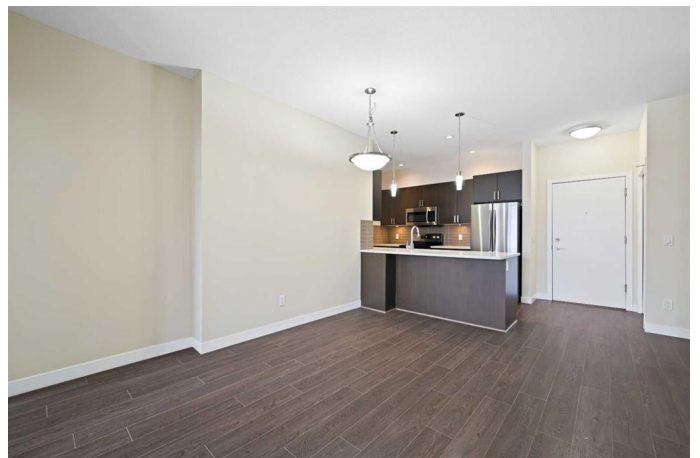
Auburn Bay, Calgary, Alberta

Top-Floor 2-Bedroom Condo with den in Auburn Bay with 2 Underground Parking Stallsâ€” Prime Location & Lake Community Living

Discover the perfect blend of comfort, style, and convenience in this stunning top-floor 2-bedroom, 2-bathroom condo in the highly sought-after lake community of Auburn Bay. Enjoy the peace and quiet of top-floor living, with no neighbors above you and less noiseâ€”perfect for those who value tranquility. With vaulted ceilings and a freshly painted interior, this home feels bright and spacious. The open-concept layout seamlessly connects the kitchen, eating area, and living room, creating an inviting space for both entertaining and everyday living. Step outside onto your private balcony just off the living roomâ€”an ideal spot to unwind.

Additional features include a dedicated computer workstation/den, in-suite laundry, two underground parking stalls, and a separate storage locker for added convenience.

Located directly across from South Health Campus and just a short walk to the vibrant shops, restaurants, and services of Seton, this home offers unparalleled accessibility. As a resident of Auburn Bay, youâ€™ll enjoy exclusive access to the private lake, sandy beaches, scenic walking trails, a year-round clubhouse, and recreational amenities like tennis courts and skating rinks.



Experience the best of lake community livingâ€”peaceful, active, and connected. Schedule your private viewing today!

Built in 2015

### Essential Information

MLS® #	A2192909
Price	\$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	946
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	401, 22 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z8

### Amenities

Amenities	Elevator(s), Other, Parking, Secured Parking
Parking Spaces	2
Parking	Assigned, Underground

### Interior

Interior Features	Vaulted Ceiling(s), High Ceilings, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Microwave Hood Fan
Heating	In Floor, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Storage
Construction	Wood Frame, Composite Siding, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	90
Zoning	M-2
HOA Fees	494
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.