

# \$275,000 - 113, 22 Auburn Bay Link Se, Calgary

MLS® #A2196790

## \$275,000

1 Bedroom, 1.00 Bathroom, 531 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Modern 1-Bedroom Condo with Lake Access & Prime Location! Welcome to this stylish and well-appointed 1-bedroom, 1-bathroom condo, offering a blend of modern finishes and everyday convenience. The open-concept kitchen boasts sleek stainless steel appliances, an over-the-range microwave, and elegant quartz countertops, seamlessly flowing into the bright living room with durable laminate flooring. The cozy bedroom features plush carpeting, while the bathroom showcases classic tile finishes. Enjoy the added comfort of an electric fireplace and mounted TV, as well as the convenience of an in-suite stackable washer and dryer. Step outside to your private patio, complete with a gas line for effortless summer BBQs. Additional storage is available both within the unit and separately. This condo includes one underground parking stall and grants you exclusive lake access, perfect for year-round enjoyment. Ideally located near the South Calgary Health Campus, YMCA, shopping, and dining, with quick access to Deerfoot and Stoney Trail for easy commuting. Don't miss out on this fantastic opportunity—schedule your showing today!



Built in 2015

## Essential Information

MLS® #	A2196790
Price	\$275,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	531
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	113, 22 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z8

### **Amenities**

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Underground
# of Garages	1

### **Interior**

Interior Features	Granite Counters, No Smoking Home
Appliances	Dishwasher, Electric Stove, 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	BBQ gas line
Construction	Composite Siding, Stone, Wood Siding

## **Additional Information**

Date Listed	March 6th, 2025
Days on Market	37
Zoning	M-2
HOA Fees	494
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office            eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.