

# \$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, Oven, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	4

### Exterior

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

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	34
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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