

# \$264,000 - 113, 22 Auburn Bay Link Se, Calgary

MLS® #A2224498

## \$264,000

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, freshly painted 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® # A2224498

Price \$264,000



|                |                   |
|----------------|-------------------|
| 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    | June 2nd, 2025 |
| Days on Market | 16             |
| Zoning         | M-2            |
| HOA Fees       | 494            |
| HOA Fees Freq. | ANN            |

**Listing Details**

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

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