

# \$375,000 - 401, 22 Auburn Bay Link Se, Calgary

MLS® #A2192909

**\$375,000**

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	\$375,000
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	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Microwave Hood Fan
Heating	Natural Gas, In Floor

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

### **Exterior**

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

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	58
Zoning	M-2
HOA Fees	494
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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