



**GRASSROOTS**  
REALTY GROUP

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**410, 28 Auburn Bay Link SE  
Calgary, Alberta**

**MLS # A2221423**



**\$380,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 540
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island, No Smoking Home		

**Inclusions:** n/a

**GREAT VALUE HERE!** This beautiful 3-bedroom, 2-bathroom top-floor condo in the highly desirable lake community of Auburn Bay offers unbeatable value and a lifestyle of convenience. Perfectly situated just a 5-minute walk to South Health Campus and Seton YMCA, and only minutes from the shops and restaurants at Auburn Station, this home puts everything you need right at your doorstep. Inside, you'll find a bright and spacious floor plan featuring three full bedrooms—each with its own window, allowing for plenty of natural light and flexibility for families, roommates, or a work-from-home setup. The open-concept kitchen comes complete with sleek Samsung integrated appliances, granite countertops, ample cabinetry, and a large island perfect for meal prep or casual dining. The living room is flooded with light and opens onto a large balcony—ideal for relaxing or entertaining. The primary bedroom includes a walk-in closet and private ensuite with walk-in shower. The second and third bedrooms are well-sized and located on the opposite side of the unit for privacy, along with a second full bathroom. Other features include low-maintenance flooring, in-suite laundry, and high ceilings in the primary suite. Enjoy easy access to Deerfoot and Stoney Trail, five schools nearby, and all the perks of lake community living—from beach days to skating in the winter. Whether you're looking for your next home or a smart investment, this one checks all the boxes. Book your showing today!