

1-833-477-6687 aloha@grassrootsrealty.ca

## 405, 16 Auburn Bay Link Calgary, Alberta

MLS # A2248152



\$339,900

Division: Auburn Bay Type: Residential/Low Rise (2-4 stories) Style: Apartment-Single Level Unit Size: 847 sq.ft. Age: 2012 (13 yrs old) **Beds:** Baths: Garage: Underground Lot Size: Lot Feat:

**Heating:** Water: In Floor, Radiant Floors: Sewer: Ceramic Tile, Laminate Roof: Condo Fee: \$ 523 **Basement:** LLD: Exterior: Zoning: Concrete, See Remarks, Wood Frame M-2 Foundation: **Utilities:** 

Features: Kitchen Island, No Animal Home, No Smoking Home

Inclusions: None

LOCATION, LOCATION, LOCATION! This beautifully updated TOP FLOOR condo offers the perfect combination of convenience, style, and community living. Situated just steps from every amenity you could need — transit, shopping, dining — and directly across the street from the South Health Campus, this home is ideal for professionals, families, and first-time buyers alike. Plus, you'll enjoy exclusive access to Auburn Bay's sought-after community features, including the private Auburn Beach. Inside, you'll find two spacious bedrooms plus a versatile den, perfect for a home office or guest space, and two full bathrooms. The modern kitchen is a chef's dream with top-of-the-line stainless steel appliances, quartz countertops, and sleek cabinetry. The primary suite impresses with soaring 12-ft ceilings, a walk-in closet, and a stylish 3-piece ensuite. The open-concept layout seamlessly connects the kitchen and living room, creating an inviting space for gatherings and everyday living. Step out onto your private balcony, complete with a BBQ gas hookup, and enjoy warm summer evenings in style. Whether you're relaxing at home, enjoying the lake community, or taking advantage of nearby city conveniences, this condo offers a lifestyle you'll love. Book your private viewing today — this opportunity won't last!