



**405, 16 Auburn Bay Link
Calgary, Alberta**

MLS # A2272191



\$319,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Radiant	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 523
Basement:	-	LLD:	-
Exterior:	Concrete, See Remarks, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

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!