



**61 Auburn Bay Link SE
Calgary, Alberta**

MLS # A2286944



\$464,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,487 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Granite, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 329
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to a beautifully maintained two-bedroom townhome in the heart of Auburn Bay, thoughtfully designed for modern living and perfectly positioned just a one-minute walk from South Health Campus. As you step inside, you're greeted by a versatile main-floor office — an ideal space for working from home, a quiet study, or a private retreat separate from the main living areas. This thoughtful separation creates both function and flexibility, particularly valuable for busy professionals balancing work and life. Upstairs, the main living level opens into a bright and inviting kitchen and living space, elevated to capture natural light and create an airy, open-concept atmosphere. The flow is effortless — designed for both relaxed evenings and entertaining. Brand-new carpets installed just months ago add a fresh, polished feel, while tasteful upgrades throughout reflect pride of ownership. The front patio extends your living space outdoors, offering a comfortable setting for morning coffee before a shift or unwinding at the end of the day. Every element of this home feels intentional and easy. With two well-appointed bedrooms, this layout is especially well-suited for two professionals — whether both working at the hospital or seeking proximity to it. The convenience of being able to walk to work in under a minute is a rare and highly desirable feature, offering not just ease but an enviable lifestyle balance. Beyond the home itself, Auburn Bay delivers year-round lake access, scenic pathways, parks, and a vibrant community atmosphere. It's not just a property — it's a lifestyle defined by connection and recreation. Complete with a double attached garage and located in one of Calgary's most sought-after lake communities, this home presents a compelling opportunity for professionals, first-time buyers, or

anyone looking for refined convenience in an exceptional location. Effortless. Elevated. Perfectly placed.